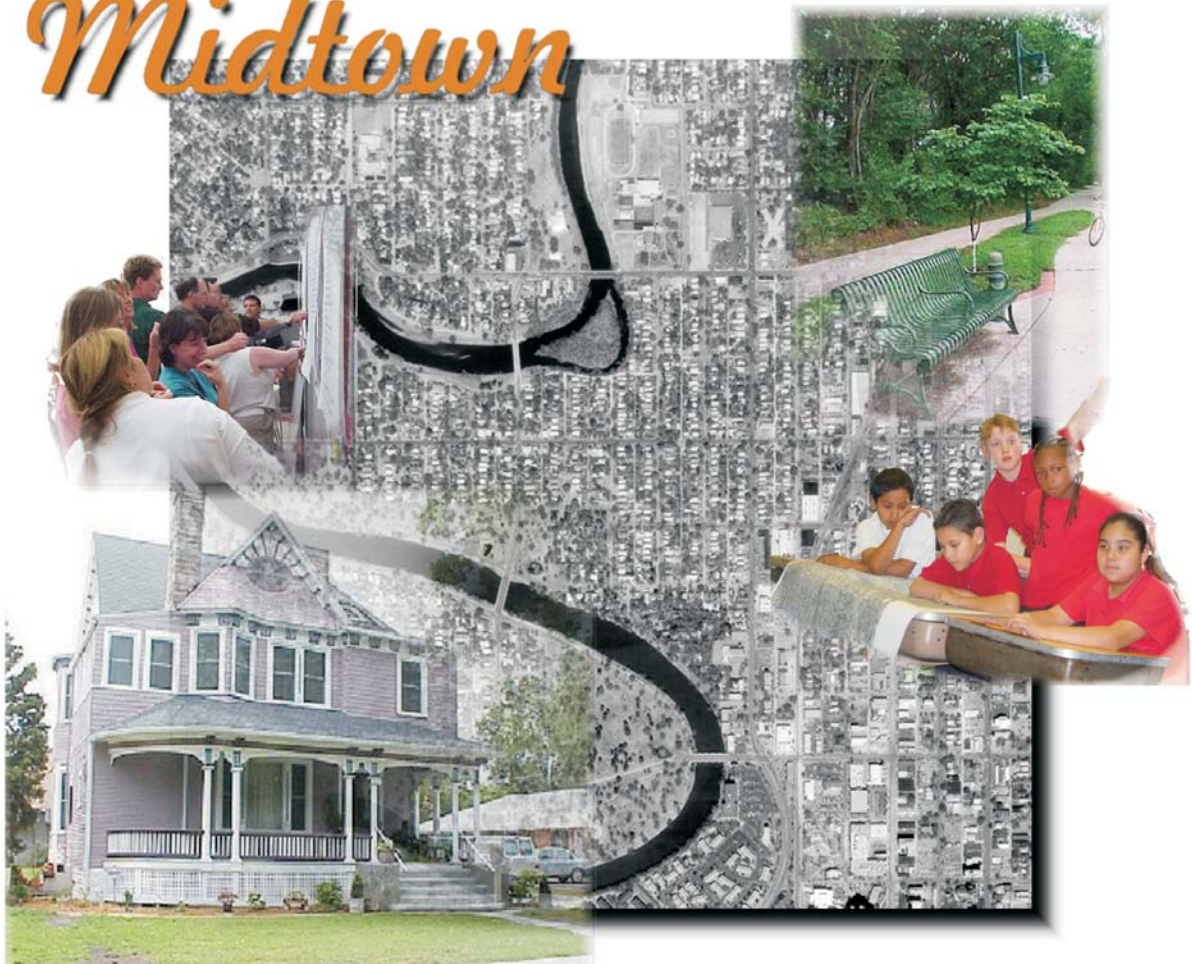


Midtown



NEIGHBORHOOD PLAN

*~Preserving the Past~
~Inviting the Future~*

*A Land Use and Neighborhood Plan for Midtown,
a Wichita neighborhood bounded by
Murdock Street, Santa Fe Street, 18th Street and the Little Arkansas River.*

(150004) Published in The Derby Reporter on _____
RESOLUTION NO. 87-04

A RESOLUTION ADOPTING THE MIDTOWN NEIGHBORHOOD PLAN

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick County in 1993, and amended in 1996, 2000 and 2002; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the City of Wichita and Sedgwick County, in collaboration with the Historic Midtown Citizens Association, The Midtown Plan Steering Committee, and neighborhood stakeholders, did initiate the development of the Midtown Neighborhood Plan to promote and preserve the historically residential character of the neighborhood; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official County Newspaper on April 1, 2004, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission, on April 22, 2004, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood plan, and approved a resolution adoption the Midtown Neighborhood Plan as an amendment to the Wichita-Sedgwick County Comprehensive Plan;

**NOW, BE IT THEREFORE RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF SEDGWICK COUNTY, KANSAS:**

SECTION I. That after receiving a recommendation from the Wichita-Sedgwick County Metropolitan Area Planning Commission, and after said Planning Commission has given proper notice and held a public hearing as provided by law, under the authority granted in K.S.A. 12-747, the Sedgwick County Board of County Commissioners hereby adopts the Midtown Neighborhood Plan as a official amendment to the Wichita-Sedgwick County Comprehensive Plan; and

SECTION II. That upon taking effect, a notion of this amendment to the Comprehensive Plan shall be entered in the official Comprehensive Plan records in the offices of the Metropolitan Area Planning Department.

SECTION III. Notice of this action shall be transmitted to the Wichita City Council, and to all other subdivisions in the planning area which request a copy of the plan.

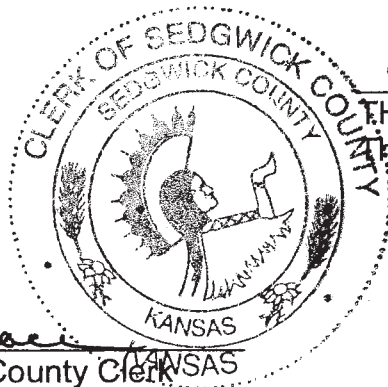
SECTION IV. This resolution shall become effective upon its passage and publication on in the Official County Newspaper.

Commissioners present and voting were:

DAVE UNRUH	<i>aye</i>
TIM R. NORTON	<i>aye</i>
THOMAS G. WINTERS	<i>aye</i>
CAROLYN McGINN	<i>aye</i>
BEN SCIORTINO	<i>aye</i>

DATED this 19th day of May, 2004

BOARD OF COUNTY COMMISSIONERS
OF SEDGWICK COUNTY, KANSAS



Thomas G. Winters

THOMAS G. WINTERS, CHAIRMAN
Third District

ATTEST:

Don Brace

DON BRACE, County Clerk

APPROVED AS TO FORM:

Robert W. Parnacott

ROBERT W. PARNACOTT,
Assistant County Counselor

First
Read 5-11-07

150004

PUBLISHED IN THE WICHITA EAGLE ON 6-10-04

ORDINANCE NO. 46-179

**AN ORDINANCE ADOPTING THE MIDTOWN NEIGHBORHOOD
PLAN AS AN AMENDMENT TO THE WICHITA-SEDGWICK
COUNTY COMPREHENSIVE PLAN. DR 2002-01**

WHEREAS, pursuant to the authority granted by the statutes of the State of Kansas, in K.S.A. 12-747 et seq., the Wichita-Sedgwick County Metropolitan Area Planning Commission developed a Comprehensive Plan, adopted by the City of Wichita and Sedgwick County in 1993, and amended in 1996, 2000 and 2002; and

WHEREAS, the Comprehensive Plan may be amended, as needed, to ensure it reflects timely and relevant information and the needs of the community; and

WHEREAS, the City of Wichita, in collaboration with neighborhood stakeholders and the Historic Midtown Neighborhood Association, did initiate the development of the Midtown Neighborhood Plan to preserve and promote the historically residential character of the neighborhood; and

WHEREAS, before the adoption of any Comprehensive Plan or amendment thereto, the Wichita-Sedgwick County Metropolitan Area Planning Commission is required by K.S.A. 12-747 to hold a public hearing; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission did give notice by publication in the official City and County newspaper on April 1, 2004, of a public hearing on said neighborhood plan; and

WHEREAS, the Wichita-Sedgwick County Metropolitan Area Planning Commission on April 22, 2004, did hold a public hearing at which a quorum was present, and did hear all comments and testimony relating to said neighborhood, and approved a resolution adopting the Midtown Neighborhood Plan as an amendment to the Wichita-Sedgwick County Comprehensive Plan;

NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. The City of Wichita hereby adopts the Midtown Neighborhood Plan as an amendment to the Wichita-Sedgwick County Comprehensive Plan; and

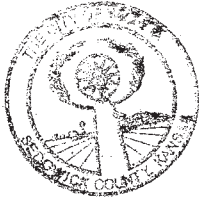
SECTION 2. Notice of this action shall be transmitted to the Sedgwick County Board of County Commissioners for its consideration, and to all other taxing subdivisions in the planning area which request a copy of the plan.

SECTION 3. This ordinance shall become effective and be in force from and after its adoption and publication once in the official City newspaper.

Ordinance
(Midtown Neighborhood Plan)

Page 2

ADOPTED at Wichita, Kansas, this 5-18-04



ATTEST:

Karen Sublett
Karen Sublett, City Clerk

Carlos Mayans ~~VICE MAYOR~~ Carl Brewer
Carlos Mayans, Mayor

Approved as to form:

Gary E. Rebenstorf
Gary E. Rebenstorf, Director of Law

Midtown

Neighborhood Plan

ACKNOWLEDGEMENTS

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Dan Bryan *Intern, Commercial Needs Survey*

Ashley Jones *Planning Aide, Graphic Design*

John L. Schlegel, *Planning Director*

MIDTOWN NEIGHBORHOOD PLAN STEERING COMMITTEE MEMBERS

Randy and Debbie Allen	Area Residents
Francisco Bañuelos	Property Owner
Elizabeth Bishop	Bishop, Inc., Steering Committee Facilitator (3/02-3/03)
Terri Dozal	District VI Neighborhood Assistant
Steve Dwerlkotte	APEX Engineering
Dr. Michael Esparza	Wichita Area Hispanic Chamber of Commerce
Sharon Fearey	District VI Council Member, City of Wichita
Gail Gettman	Area Resident
Janie and Steve Krull	Area Residents
Jeff Landreth	President and CEO, APEX Engineering
Cathy Landwehr	Historic Midtown Citizens' Association, Co-Chair
Jonathan Long	Area Resident
Mary Manlove	Area Resident
Ron Marnell	MAPC (Steering Committee Participant 3/02-6/02)
Carolyn McGinn	Sedgwick County Commissioner
Janet Miller	Historic Midtown Citizens' Association, Co-Chair
Reverend Roy Nelson	St. Paul's United Methodist Church
Pat O'Donnell	Via Christi Medical Center
Gennelly Pacholski	Park Elementary School
Robert Pickens	Steering Committee Chairperson
Fred Rondholz	Area Resident
Greg Stuever	Property Owner

Note to the Reader:

This document represents a vision and set of principles to guide revitalization of Historic Midtown. It is not intended to be a detailed operating plan.

Specific projects or initiatives are listed as examples; they do not represent funding commitments or endorsement by City of Wichita or Sedgwick County, or any organization or agency. Furthermore, enactment of the majority of this Plan's recommendations can only come after continued community and agency input and coordination through established public approval processes. Any commitments of funding or other resources by sponsoring organizations are subject to a separate and subsequent review and approval process by their respective governing bodies. Once adopted by the City of Wichita's Metropolitan Area Planning Commission, the Sedgwick County Board of Commissioners and the City of Wichita Council, this document will become an amendment to the Comprehensive Plan for the area corresponding to the boundaries set forth herein. This statement applies to the entire Midtown Neighborhood Plan Document.

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THE MISSION

“To enhance the appearance, safety and quality of life in Midtown to make it an attractive and desirable place to live, work and play for the benefit of all residents, businesses, visitors and property owners.”

CHAPTER 1 EXECUTIVE SUMMARY

The purpose of this neighborhood plan is to develop a strategic plan for the Historic Midtown Neighborhood that addresses key issues and concerns regarding the conservation and revitalization of the area. The Planning Area that has been identified is bounded by Murdock to the south, 18th Street N. to the north, the Union Pacific (UP) BNSF Railway to the east and the Little Arkansas River to the west.

This is an issue-oriented planning document that includes strategies to address the objectives outlined therein. Components of the plan include a land use concept that generally reflects current and desirable land uses, the redevelopment of the UP Railroad Corridor, redevelopment guidelines for developers, and a linear park with a bike path and special landscaping for beautification, safety and drainage management.

No zoning changes or design guidelines are being proposed as part of this plan document, and no funds are currently committed for the implementation of the land use concept. The redevelopment of the Railroad corridor into a linear park has been programmed in the Capital Improvement Plan for 2004-2013, and the Kansas Department of Transportation (KDOT) has approved Federal Transportation Enhancement funds for this project in 2003. Moreover, guidelines for the redevelopment of the neighborhood are reactive, and will apply only when development projects are proposed.

CHAPTER 2 NEIGHBORHOOD HISTORY

Historic Midtown is so named because it is considered to be the first neighborhood in Wichita. For the purpose of this plan, the project boundaries are Murdock to the south, the UP/BNSF Rail Corridor to the East, 18th Street to the north and the little Arkansas River to the west. The Riverside neighborhood boundaries overlap with the boundaries of this plan. However, it was decided that it was important to include portions of the Riverside community in the plan to provide a unified vision for the entire area. Additionally, there is an existing Center City plan to the south, as well as planning initiatives north of 18th St. Therefore, the plan boundaries follow these limits to the north and south, and the Little Arkansas River and rail corridor to the west and east respectively provide natural boundaries for the remainder of the plan area.

Historic Midtown is an established residential community with public gathering places and thriving businesses in the heart of Wichita. Many of the large Victorian houses and smaller frame bungalows in Historic Midtown have been restored recently, showcasing growing neighborhood pride. These houses are occupied by a variety of cultures and the designs and decorations speak to this diversity and eclectic flavor. Viable Asian and Hispanic food markets sit next to American-style commercial establishments and specialty shops in the distinctly commercial streets.

Historic Midtown and the Founding of Wichita

It has been known throughout history as Midtown, and is the original town site of Wichita during the 1870s settlement. Wichita was platted in 1865. Four years later, there were no more than 12 buildings. Located on Waco, between Murdock and 9th Street, these buildings belonged to Darius S. Munger, a surveyor. On March 25, 1870, both Munger and William Griffenstein filed Plats in El Dorado, Kansas, coinciding with the southern portion of the area known as Midtown .

The Munger plat consisted of nearly a quarter section lying north of Central Avenue and included the site at Waco and 9th. This plat laid out Wichita. In it, Broadway was named "Texas Street" in honor of the Texas cattle trade. Market Street was originally "Chisholm", in honor of Jesse Chisholm of Chisholm Trail fame and Main Street was designated "Court Street" because Munger hoped one day that a courthouse would be built on that street. This later came to pass when the Sedgwick County Courthouse was built on Munger's Court Street.

Wichita Street still bears its original name, in honor of the Wichita Indians, while Waco remains unchanged, commemorating the Waco Indians, a sub tribe of the Wichita Indians. According to Munger's plans, Waco was to be the main street of the town, until Bill Griffenstein ("Dutch Bill") also known as the "Father of Wichita", moved quickly to take advantage of a discrepancy in Munger's title, and renamed Court Street. Griffenstein believed that the name of Main

Street would attract businessmen to build stores there, rather than on Waco Street. As an incentive, he offered a free lot to anyone who would build on the new Main Street. As a result, Waco businesses relocated to Main Street.

Wichita's "Firsts"

Wichita's first school was located on the corner of 12th and Jackson. Founded by William Finn, a surveyor who helped Bill Griffenstein ("Dutch Bill") survey his property while Munger was in town doing the same.

Wichita's first jail, the Wyatt Earp Jail, was located on the northeast corner of 12th and Main streets. It has been reconstructed as part of the Old Cow Town Museum.

According to the National Register of Historic Places Nomination Form, the Darius Sales Munger House is considered Wichita's first house, originally placed at 901 Waco St., and relocated three times during its life span. Darius Munger, Wichita founder, postmaster and hotelkeeper, built this house using cottonwood logs in 1868. It functioned as a hotel, a justice hall, a community center and a post office before it was relocated to its current location in the Cowtown Museum, where it sits today, on its original foundation of coarse rubble stone and mortar that was prepared using a mixture of clam shells, buffalo hair, sand and water. The City's first Episcopal service was held in the loft of this house.

Historic Homes

Characterized by scattered Victorian homes, Historic Midtown homes were built on major estates and commanded several acres with large and ample gardens. As the city grew northward, the need for additional city services drove property tax rates to increase. This resulted in financial hardship for some homeowners and resulted in the sale of the larger building lots to newcomers who would build the large, square frame Edwardian homes associated with the turn of the last century. As taxes continued to rise, so did building densities, with both established and newer residents subdividing their lots and selling them for additional home construction.

A third wave of construction produced the bungalows of the teens and twenties. The remaining vacant lots were filled in to accommodate the housing shortage associated with World Wars I and II. The influx of airplane plant workers during World War II brought additional changes in the existing housing stock characterized by the subdivision of larger homes into apartments, rooms and boarding homes. As a result, it is possible to see homes built in the mid-1880s mixed in with houses built as late as the 1930 and beyond. Through neglect, the area began to show signs of slum and blight by the 1960s.

MIDTOWN NEIGHBORHOOD PLAN

The housing stock in Historic Midtown is recuperating from these influences. The 1970s brought a rebirth of attention to these homes through area organizations and renewed ownership pride, and has continued to this day. Along with government and city-funded programs, developers and contractors have resources at their disposal to enable Historic Midtown to become stronger while preserving and conserving its character, as it moves through the 21st Century.

Historic Homes and Buildings

The following structures are on the local and/or State historic registers. Items in bold are also on the National Register of Historic Places:

- Aley House, 1505 North Fairview
- Amidon House, 1005 North Market
- Carlisle House, 1215 North Emporia
- **L.W. Clapp House, 1847 Wellington Place**
- Marc Clapp House, 1817 Wellington Place
- Comley House, 1137 North Broadway
- Harding House, 1231 North Waco
- **Hypatia House, 1215 North Broadway**
- Jenkins Cottage, 1704 North Fairview
- Noble House, 1230 North Waco
- North High School, 1437 North Rochester
- Minisa Bridge, 13th Street and Little Arkansas River
- Parks/Houston House, 1111 North Broadway
- Pratt/Campbell House, 1313 North Emporia
- Skinner-Lee House, 1344 North Topeka
- **Sternberg House, 1065 North Waco**
- Wey Mansion, 1750 North Park Place

Historic Districts

There are four historic districts in Midtown: a) the North Topeka Avenue - 10th Street District, b) the Topeka/Emporia District, c) the Bitting District and d) the Park Place/Fairview District, described below.

- North Topeka Avenue - 10th Street Historic District: This district is on the National Register of Historic Places and consists of 1065 N. Topeka, 1103 N. Topeka and 1109 N. Topeka.
- Topeka/Emporia Historic District: The Topeka/Emporia Historic

trict consists of the 1200-1300 blocks of North Topeka and Emporia avenues.

- The Bitting Historic District: The Bitting Historic District consists of the homes on 1100 and 1200 blocks of Bitting Avenue.
- Park Place/Fairview Historic District: Created in 1978, the Park Place/Fairview Historic District is located between the 1400 to 1700 blocks of North Park Place and Fairview and the 1800 block of Wellington Place (WRHP).

The City of Wichita's Historic Preservation Office has been working to nominate the historic districts in Wichita for inclusion into the National Register of Historic Places. On Saturday, November 8, 2003, the State Sites Review Board evaluated the national register nominations for the Bitting, Park Place/Fairview, and Topeka/Emporia historic districts. By unanimous vote all three Midtown districts were approved for State Register listing and submission to the National Park Service for inclusion on the National Register of Historic Places. Properties located within 500 feet of the boundaries of these districts now require design review by the Historic Preservation Office for any project requiring a building permit.

Neighborhood Preservation

Historic Midtown has a long and successful tradition of residents who actively work together to preserve the integrity and identity of the neighborhood. Through an organization founded in 1972, the neighborhood has bought, rehabbed and found responsible owners to maintain these homes well into the future. The Historic Midtown Citizens' Association (formerly the Midtown Citizen's Association) has also accomplished projects that have resulted in the conservation of the neighborhood as the oldest neighborhood in Wichita. The following are representative accomplishments:

- In 1976, heavy trucks (1.5 tons or heavier) were banned from circulating down Main, Market, Topeka, Emporia and St. Francis, with the exception of St. Francis from Murdock to 10th Street (to accommodate the needs of Via Christi Hospital - St. Francis Campus).
- In 1976, a \$50-million federally funded cross-town highway project is stopped in its tracks. The highway had been slated to run from I-35 along Murdock, curve south at Waco, cross the Arkansas River at 2nd Street, head south along Seneca and connect with Kellogg, with an interchange at Topeka and Waco. Hundreds of dwellings were saved in the process.
- In 1973, the Urban Renewal Agency (URA) includes Midtown as part of its Neighborhood Development Plan. The plan called for neighborhood parks and capital improvements. As part of the land use plan, the URA relocated 3 non-conforming industrial businesses out of the neighborhood and the land they were on was rezoned to residential.

MIDTOWN NEIGHBORHOOD PLAN

- In 1975, the Midtown Neighborhood was instrumental in the adoption of the state's first preservation ordinance, followed by the creation of the Historic Landmark Preservation Committee. Through these actions, the city of Wichita "declared that the protection, enhancement, preservation and use of historic landmarks is a public necessity in the interest of the culture, education and welfare of the people." (Historic Midtown Citizens' Association, 25 Years: 1972-1997).

Additional sources used in the development of this chapter: Midtown Journal, Midtown Citizens' Association (MCA), First Edition; and Midtown Journal, April 1975, also published by MCA. Special thanks to the Wichita Public Library, downtown branch and HMCA.

CHAPTER 3 MISSION & NEEDS ASSESSMENTS

The Mission

To enhance the appearance, safety and quality of life in Midtown to make it an attractive and desirable place to live, work and play for the benefit of all residents, businesses, visitors and property owners.

Needs-Assessments:

The mission was borne out of a needs analyses, also referred to as a PARK-IT analysis of community needs with different groups of community residents and property owners where they laid the groundwork for the goals and objectives to come. During the PARK-IT analysis exercise sessions, participants were asked to provide answers to the following four questions:

P What would you like to **PRESERVE** in your neighborhood?

A What would you like to **ADD** to the neighborhood?

R What would you like to **REMOVE**?

K What would you like to **KEEP OUT** of the neighborhood?

A planning facilitator recorded responses on four flip charts. Participants were then given three stickers and were asked to rank these responses in terms of which they considered to be the top priorities. The responses are ranked according to the number of votes they received after the final tally. The top six or seven responses are included in the results from the three PARK-IT analyses that follow.

CHAPTER 4 NEEDS ANALYSIS SUMMARY I

Horace Mann Elementary School

As part of the Wichita-Sedgwick County MAPD Community Planning Awareness Initiative, staff asked Horace Mann Elementary School to visit the students for a three-day PARK-IT analysis of the neighborhood. Nineteen classrooms agreed to participate. These classes ranged from 3rd to 5th grade, and included Spanish-language dominant children. Roughly 50% of these students live in the neighborhood, while others are bussed into the Foreign Language Magnet School, which also incorporates Park and Irving elementary schools, covering kindergarten through 2nd grades. The class outline and a copy of the Quality of Life form the students filled out are in the Appendix.

A constraint in this method of data collection is that each team was responsible for appointing a "reporter", someone with good handwriting who could record the comments of the team as a whole. As a result, some teams are stronger than others at their recording ability or attention to detail. This means that there is a possibility that a particular team might have mentioned an item, but the item failed to be recorded on the "Quality of Life" form. Because this was also an exercise in civic participation and community involvement, MAPD staff did not make an effort to ensure that every single answer was recorded, but instead, relied on the students' own efforts.

All answers corresponding to 3rd through 5th grade have been combined. Only responses that were recorded by two or more teams are included.

Below is an article with the results of the PARK-IT analysis. Some of the items mentioned, such as Marshall Middle School and Riverside Park, are located immediately adjacent to the neighborhood, in the Center City neighborhood to the south, or immediately west of the study area. However, these students consider these sites to be part of the community. For the purposes of analyzing what is important to the students, we decided to leave these answers as they are rather than delete them from the list.

Over the course of three days, 472 students were organized into a total of 64 teams of between 4 and 6 children. Each team was given an aerial map of Historic Midtown, along with several colored markers and a "Quality of Life" form. The questions were open-ended, encouraging students to think on their own based on their own experiences and observations of the neighborhood. An informal tally was taken of the number of times an item was recorded on the "Quality of Life" form by the teams. This number is shown after the item, and is indicative of general priority areas of concern.

The following article with the results of this PARK-IT analysis appeared in *Mi Gente Hoy*, a Hispanic magazine. The article appeared in both Spanish and English. More than 50 per cent of students at Horace Mann are Hispanic and some do not speak English.

The Neighborhood: The Students of Horace Mann Share their Thoughts

What are some of the worries and wishes of children living and studying in the neighborhood known as Historic Midtown? The City of Wichita wanted to find out. That's why planning officials visited Horace Mann Elementary School to ask third through fifth grade students about their experiences and observations living and studying in the Midtown area, which is located between Murdock to 18th St., and the train tracks to the Arkansas River.

Through the Wichita-Sedgwick Metropolitan Area Planning Department (MAPD), the City of Wichita presented a planning game to 19 classrooms during one hour of class. In this way, MAPD was able to talk to a total of 472 students during a three-day period, after which they received certificates of achievement from MAPD, with their names, ready to be framed.

Sixty-four working groups were formed, from four to six students each. Each team received an aerial map of the neighborhood, seen from above, as well as different colored markers and a form called "Quality of Life," which asked eight questions about what they thought about the quality of life in the neighborhood. The form also included a place for them to write their observations, opinions and ideas.

These results will be used to develop an action plan for the improvement of the neighborhood. Here are some of the questions and answers that emerged from the planning game, organized by the number of teams that mentioned each response. We are including responses that elicited more than 10 votes:

1) *What place is the most important to you? What do you want (to preserve) in the neighborhood?*

1. Via Christi Hospital : 40
2. Horace Mann Elementary School : 33
3. North High School : 32
4. Schools - All: 19
5. Dillon's : 18
6. Parks - All : 18
7. Homes - All: 13
8. Irving School : 12
9. North Riverside Park : 10

This is what some students added:

We want to take care of our hospital and school because education and cures for illnesses are the most important and that our homes shelter us... We want our homes to remain where they are. We want good food...

MIDTOWN NEIGHBORHOOD PLAN

We want to preserve the river, the schools and the houses because these are very important to us because they have been a part of us for such a long time.

2) Is there anything you want (to remove) from the neighborhood?

1. Train tracks, Trains and Safety around Trains : 22
2. Drugs - Illegal, Gangs, Drug Houses : 17
3. Factories : 14
4. Davis Liquor Store : 11
5. Guns and Violence : 10

3) Is there anything you do not ever want to see your neighborhood (keep out)?

1. Landfill Sites and Dumps : 13
2. Liquor and Tobacco Stores : 11
3. All Gangs and Drugs : 10

4) Is there anything new you would like to see in your neighborhood (add to)?

1. Shopping Mall : 13
2. Hospitals and Health Centers (north) : 10
3. New Schools : 10

CHAPTER 5 NEEDS ANALYSIS SUMMARY II

El Mesías United Methodist Church

The Spanish-speaking community meeting took place at El Mesías Methodist Church at 1200 N. Waco, in the heart of the neighborhood. The meeting started at 6:30 a.m. with a presentation of the plan process, introduction of steering committee members present, the status of the Midtown Planning process, and an informal PARK-IT analysis exercise and feedback on issues specific to the Latino community in the neighborhood. While the meeting was well attended, it was felt that additional monthly meetings would help bring cohesiveness to the Hispanic community and unite them in providing solutions and sharing information about City services and community issues.

PRESERVE:

- All of Historic Midtown as is, with improvements and reduced crime
- Low crime/vandalism/car thefts
- Large single-family homes
- Available affordable homes for families with children
- Architectural elements - assets
- Peaceful quality of the neighborhood
- Family connections
- Commitment to the neighborhood

ADD:

- Video arcade and entertainment for youth
- Convenience Stores - Everyday Staples
- More community meetings and recruitment of residents
- Specialty boutiques and neighborhood small businesses
- Lighting for improved security and perception of safety
- Neighborhood "Plaza" - for weekend strolling, community gatherings
- Seating/benches around the plaza, facing the center
- Fountain @ Greenway
- Gardens and flowers
- Financing to improve homes
- More flowers and trees
- Alleys - free of obstructions
- Civic involvement - neighbors ought to be responsible for clean streets and alleys, not just city

MIDTOWN NEIGHBORHOOD PLAN

- Paving and demarcation of property boundaries in alleys
- Dead limb removal (dangerous)
- Education of city inspectors on issues that homeowners face
- Agency that works with the community to facilitate complying with legal notices such as referrals to licensed contractors, financing, advocacy, and education about ordinances, regulations, incentives, processes and procedures.
- Economic benefit of neighborhood character
- Education about the role of the city and various departments
- More time to respond to code violations.

REMOVE:

- Loose & hungry dogs
- Weeds
- Dishonest and unethical contractors
- Dishonest property owners who sell without full disclosure of code violations and conditions.
- Loud Music
- Adversarial and controlling city departments (OCI)
- Poor zoning which affects property tax levies

Note: Items that can be addressed immediately rather than through the plan were referred to the District VI City Hall for follow-up action by appropriate city departments. The District VI Neighborhood Assistant offered to coordinate speakers from various departments to liaise with, and educate, the Spanish-speaking community on a variety of interests.

KEEP OUT:

- More Liquor stores (too many)
- Apartment buildings

CHAPTER 6

NEEDS ANALYSIS SUMMARY III

Midtown Community Resource Center

PARK-IT (May 9, 2002)

PRESERVE:

1. Sense of community, neighborhood involvement (12)
2. Parks, open space & riverbanks (11)
3. Single-family homes
(owner occupied & attractive, not just historic) (8)
4. Historic properties (6)
5. Planted areas & green spaces, including large trees and flowers (5)

ADD:

1. Appropriate zoning & enforcement (14)
2. Improved drainage, transportation, sidewalks & general infrastructure (11)
3. Improved lighting (more street & alley lighting; historical light fixtures in historic districts/areas; increased security lighting - wattage &/or down lighting) (8)
4. Owner occupied homes (7)
5. Parks & fountains, green space, parks, park amenities, plants, paths, security fencing (6)
6. Pride in neighborhood (3)
7. Historic Districts (3)

REMOVE:

1. Trash, junk cars, furniture on front yards & weeds (overgrowth, esp. in alleys) (14)
2. Crime, including gang activity, prostitution, drugs and graffiti (14)
3. Irresponsible property owners, including absentee landlords & slum lords (13)
4. Substandard & dilapidated buildings in disrepair
(code violations) (12)

KEEP OUT:

1. Halfway houses, correctional facilities & group homes (15)
2. Speeders (8)

MIDTOWN NEIGHBORHOOD PLAN

3. Graffiti *** (7)
4. Inappropriate commercial (5)
5. Un-maintained vacant lots (4)
6. Sex offenders (3)

The priorities have been ranked according to the number of stickers (votes) they received (in brackets).

CHAPTER 7

MIDTOWN IN THE YEAR 2020: A VISION

Subsequent to the PARK-IT sessions with various sectors of the community, the Midtown Neighborhood Plan Steering Committee was ready to undergo a visioning session. On May 23, 2003, the committee met to discuss the results of the sessions. They then took the top priorities identified by all of the community groups, in all four PARK-IT categories and proceeded to transpose these issues into a vision for the neighborhood in 2020 (See Appendix 6).

For example, those items that ranked highest in the "preserve" and "add" category were turned into positive statements in the vision. Items that were ranked highest in the "remove" and "keep out" categories were either left out of the vision altogether, or positive statements which reflected proactive solutions were incorporated, with the help of MAPD staff, into a vision reflecting these community observations.

What follows is the descriptive vision for the neighborhood:

It is the year 2022. Historic Midtown, a neighborhood in the heart of Wichita, is a diverse, multi-cultural and multi-generational, stable community of families that work, play and live together to make a welcoming neighborhood with a strong sense of community. It is connected to other neighborhoods through a network of activities, compatible structures and active organizations. It is a community that puts children and families first.

Historic Midtown is clean, well kept and regularly maintained. Residents and property owners are committed to the neighborhood and have access to resources to preserve and maintain older and newer structures. New infill residential development is compatible with the existing surrounding structures. All homes are attractive and well maintained and have varying levels of affordability. Historic Midtown homes have been rehabbed rather than demolished. Homeowners and renters take an interest in, and assume responsibility for, keeping the neighborhood clean and well maintained, and work collaboratively with the City of Wichita to maintain public and private areas. Alleys are well maintained and free of debris, providing easy access to garages and neighborhood amenities. Trees are regularly trimmed and dead limbs are removed promptly.

The Historic Midtown Neighborhood is safe and inviting. Historic Midtown is pedestrian-friendly, with sidewalks, amenities, street furniture and plantings that encourage strolling. The Historic Midtown Neighborhood is well lit at night. Historic light fixtures grace the residential streets and create an effect reminiscent of the Victorian and Craftsman architecture present at the turn of the last century. New fixtures have also been added at appropriate locations, to enhance the security of residents and create a pleasant night time urban landscape. These fixtures are set to a pedestrian scale, lower than the

MIDTOWN NEIGHBORHOOD PLAN

treetops and compatible with the predominantly single-family residential character of the neighborhood.

It also has strong schools that attract new people who call the neighborhood home. Neighborhood residents actively support the area's youth by working together to create after school programs. The school buildings have been expanded and renovated. They are sound-proof and offer air conditioning, sports facilities and libraries. Opportunities for youth activities, such as skateboarding, swim meets, computer learning, and other educational and recreational activities, fill the community with a sense of excitement and positive fun.

Historic Midtown Neighborhood has an interactive fountain in a public park for use of all residents, including children. Residents and visitors can bicycle through the neighborhood along Murdock Street, street pathways and along the greenway. Visitors are encouraged to slow down and enjoy the neighborhood. There is a neighborhood trolley tour to complement the bicycle path and trails through the scenic neighborhood. Public parks are attractive, usable, safe and clean. Otis Park has been improved and is an integral part of the greenway linear park system. The greenway connects all of the parks and schools, creating a common identity. Electric lines are buried throughout the neighborhood, allowing existing trees to be preserved and foliage and new trees to be planted.

Effective traffic controls result in courteous and respectful driving through the neighborhood. The neighborhood has pedestrian friendly crossroads and major access points to the neighborhood. Historic Midtown has clean, well-drained and modernized street infrastructure to keep up with traffic and storm-water drainage demands.

Historic Midtown provides ample opportunities to enjoy the neighborhood amenities in fellowship with community residents. Neighborhood agencies and associations thrive with collaborative activity. The residents' basic needs and services are being met in a timely and effective manner, allowing them to enjoy recreational, cultural and educational pursuits in the neighborhood. A neighborhood "plaza" sits as a leisure node along the greenway corridor. This plaza provides community gathering space with seating, benches circling the central plaza, a decorative fountain and a space for community and family functions and activities, such as community fairs and art exhibits and community meetings and get-togethers.

The Historic Midtown Neighborhood is well connected to the Center City neighborhood to the south by more single-family homes and appropriate residential conversions. Heavy industrial uses and other in family residential neighborhood.

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Existing and new commercial structures are thriving on 13th and Broadway streets and predominantly house convenience stores, specialty and boutique shops and other businesses that serve the local residents. These businesses are accessible on foot, while providing adequate parking, and are appropriately well lit and safe. The area hospital has expanded services to better serve the community as a whole. The hospital and the community at large regularly interact through community meetings. The hospital is heavily and effectively involved in the neighborhood through information fairs, health screenings, and other forms of community outreach and education activities.

Industrial companies co-exist peacefully with area residents and activities. Companies that have operated inside and adjacent to the neighborhood have taken advantage of the city's Voluntary Air Emissions Incentive Program and air emissions are at an historic low. These companies have also taken advantage of the latest noise-abatement techniques, continue to provide jobs to area residents, and have given back to the neighborhood through the generous sponsorship of neighborhood improvement initiatives, such as the new community mural and the community plaza. Handsome landscaped and public art buffers surround these companies and enhance the neighborhood's visual character.

Automobile traffic has been separated from train traffic by train track and right-of-way infrastructure improvements. The elevated train tracks increase safety and security by preventing pedestrians from crossing the tracks at inappropriate locations while separating auto and pedestrian traffic from the train right of way. They also provide an added sense of security and well being by providing a quieter train ride through the residential neighborhood. Residents who live closer to the train tracks sleep more peacefully at night because soundproofing techniques have been installed to protect them from railroad-related noise. Additionally, a bicycle path now runs along Santa Fe between 17th and Murdock, providing greater connectivity to the city's generous bike path system.

All land uses in Historic Midtown are conducive to the attainment of the Midtown Neighborhood Plan Vision. Appropriate zoning controls are in effect and permit the City of Wichita to effectively implement the Midtown Neighborhood Plan goals and objectives on behalf of the neighborhood residents.

The PARK-IT results were then grouped into 8 different categories. These categories took the elements of the vision that reflected positive change and formed the basis for the formation of goals and objectives for the neighborhood, outlined in Chapter 8.

CHAPTER 8

GOALS, OBJECTIVES AND STRATEGIES

Goal 1. Build a sense of community and responsibility.

1.1 Provide regularly scheduled opportunities for residents to get to know their community, other neighborhood agency and advocacy leaders, and learn about beneficial and relevant City programs on an ongoing basis.

Benchmark: Begin Spring 2004. Cost: N/A. Lead Agency: Neighborhood City Hall District VI. Partners: MCRC, HMCA, Neighborhood Clergy.



Prospect Park, 1400 N. Market
photo: Nalini Johnson

1.2 Develop a permanent position in the neighborhood to provide housing advocacy and rehabilitation services and information to property owners and residents and to act as a liaison with City departments on issues affecting housing (See Appendix 8).

Benchmark: Start by Fall 2004. Annual Program Cost: \$25,000. Funding Source: CDBG. Lead Agency: area CDC. Partners: HMCA, Housing Services Department, Community Housing Services, Wichita State University.

1.3 Improve community services and enhance communication and problem-solving among residents to meet their needs by: a) Establishing focus groups to design and help implement community services and programs that respond to local needs and b) Offering conversational "English as a Second Language" (ESL) and "Spanish as a Second Language" (SSL) classes, and c) Offering services in more than one language (e.g. Spanish and Vietnamese).

Benchmark: Start Fall 2004. Annual Program Cost: \$15,600. Funding Source: Participant Fees, Honoraria. Lead Agency: District VI Neighborhood City Hall. Partnerships: Wichita State University, Clergy, Wichita Public Library, and USD 259.

1.4 Grow community leadership and involvement and develop lasting partnerships with area businesses, schools, churches and other neighborhood institutions.

Benchmark: Ongoing. Cost: N/A. Lead Agency: HMCA. Partnerships: USD 259, area businesses, clergy, neighborhood associations and institutions.

1.5 Develop and implement training programs for a) existing, new and potential property owners and landlords on responsible property management and encouraging landlord-tenant rent-to-own transactions, b) new homeowners on responsible home maintenance and homebuying, and c) a financial literacy program, coupled with credit counseling and homeownership classes.

Benchmark: Begin Fall 2004. Cost: \$5,000. Funding Source: CDBG, sponsorships. Lead Agency: Housing Services. Partners: Community Housing Services, Mennonite Housing, Habitat for Humanity, credit unions, banks, area CDCs, Kansas Extension Service.

MIDTOWN NEIGHBORHOOD PLAN

1.6 Support school officials in their redevelopment efforts, while encouraging them to respect the neighborhood fabric and due process by referencing the memorandum of agreement between Midtown Neighborhood Plan Steering Committee and USD 259 (See Chapter 10).

Benchmark: As needed. Cost: N/A. Lead Agency: HMCA. Partners: USD 259.

1.7 Empower residents and encourage community building, self-determination and neighborhood involvement by providing them with bilingual (Spanish-English) neighborhood-building information, including a list of telephone numbers and contact names of city offices and landlords through door hangers, neighborhood newsletters, mass mailings, radio public service announcements, public television, and other means, and to serve on neighborhood and school site councils, and agency boards and committees.

Benchmark: Begin ongoing as -needed activity in the Spring 2004. Annual Estimated Cost of mailings and public information media: \$2,000. Funding Source: CDBG. Lead Agency: Neighborhood City Hall. Partners: HMCA, MCRC, area CDCs.

1.8 Develop and nurture a neighborhood association of landlords to work closely with the City and the neighborhood to act as a peer-building and training organization focused on positive results.

Benchmark: Begin Fall 2004. Cost: \$175 per year per participating landlord. Funding Source: Participant Fees. Lead Agency: area CDC. Partners: area Realtors.

1.9 Encourage community giving and buy-in on the part of Midtown, and adjacent, companies for neighborhood-building projects.

Benchmark: Begin Spring 2004. Project Cost: TBD, as needed. Funding Source: sponsorships by area Businesses Lead Agency: HMCA, area CDC. Partners: HMCA, MCRC, Neighborhood City Hall, area businesses.

Goal 2. Maintain and improve the character of the neighborhood.

2.1. Develop and implement an ongoing neighborhood clean-up program by encouraging neighbors to take part.

Benchmark: Two (2) clean-up events per year. Estimated Cost: \$24,000. Funding Source: Office of Central Inspection. Lead Agency: Neighborhood City Hall. Partnerships: Office of Central Inspection, Court Day Reporting Center volunteers, HMCA.

2.2. Work proactively and closely with the Office of Central Inspection's (OCI) "Neighbor-to-Neighbor" and other programs, as well as with the Police Department, to better monitor, report and ticket trash offenders to keep yards, porches, alleys and streets trash-free (See Appendix 9).

Benchmark: Ongoing. Cost: N/A. Lead Agency: Office of Central Inspection. Cost: Partners: Police Department.



The Perk Coffee Shop at 11th & Bitting
photo: Nalini Johnson

MIDTOWN NEIGHBORHOOD PLAN

2.3. Develop and expand the trolley tour route through Historic Midtown to include the historic districts as well as houses and communities of note along non-historic routes.

Benchmark: Implement new route by the Summer 2004. Cost: N/A. Lead Agency: HMCA. Partners: Wichita Historic Trolley Tour

2.4. Develop a landscaping and streetscape design plan to a) add neighborhood amenities, including historic light fixtures, sidewalk benches, bus shelters, and planters, b) Visually buffer homes from incompatible land uses and mitigate negative impacts.

Benchmark: Implement by 2010. Cost: \$100,000 Funding Source: Capital Improvement Program, CDBG. Lead Agency: Park and Recreation. Partners: HMCA, MAPD.

2.5. Encourage neighborhood investment and community involvement.

Benchmark: Develop and implement an ongoing investment and involvement strategy. Cost: N/A. Lead Agency: area CDC. Partners: HMCA, area CDC, Housing Services, area businesses.

2.6. Working in close consultation with all property owners, create a neighborhood-wide rezoning plan that better reflects established residential areas and promotes the desired future land use concept (See Future Land Use Concept).

Benchmark: Zoning Plan initiated in 2004. Cost: Postage to 2500 property owners: \$2,850. Funding Source: CDBG. Lead Agency: MAPD. Partners: Property Owners, HMCA, and Historic Midtown Plan Steering Committee.



1637 N. Fairview
photo: Historic Preservation Office

Goal 3. Encourage attractive, affordable and well-maintained housing.

3.1 Develop a study to a) Proactively identify and assess residential structures that may not be viable for repair and develop a plan of action for those properties, where repair and rehabilitation may be determined to be financially impossible with the resources available to the their owners, b) Identify financial and regulatory incentives to encourage, where feasible, the rehabilitation, remodeling, and maintenance and repair of residential structures, c) Identify vacant lots or blocks suitable for affordable and market-rate residential development, and market accordingly, d) Develop strategies to increase significantly the number of owner-occupied homes, including actively promoting existing programs such as Homeownership 80, working with area lenders to enhance these programs, and preparing and implementing a public information campaign that highlights benefits of owning a home in the neighborhood, e) Determine the extent of lead-based paint risks to neighborhood children living in homes that pre-date lead-based paint regulations and develop recommendations to address the issue.

Benchmark: Complete study by Fall 2005. Implement new program rec-

ommendations by 2010. Cost: \$150,000. Funding Source: Capital Improvement Program, CDBG. Lead Agency: Housing Services. Partners: MAPD, HMCA, area CDC.

3.2 Ensure that homes meet health and safety priorities and criteria for the families that live in them before applying aesthetic criteria by a) Promoting the State's weatherization program for low-income citizens, and b) Encouraging housing code inspections of interior spaces as part of the inspection checklist when complaints about exterior elements are filed, and when construction or remodeling permits are sought, c) Ensuring that all construction and remodeling meet safety criteria in a cost-effective manner.

Benchmark: Ongoing. Cost: N/A. Lead Agency: Office of Central Inspection. Partners: HMCA, area CDC, Housing Services.

3.3 Ensure greater outreach to Midtown homeowners by the City's Housing Services Department to work with the neighborhood's housing services liaison (See Objective 1.2) to help provide loans for housing rehabilitations and homeownership financing and other existing housing programs and services.

Benchmark: Ongoing. Cost: N/A. Lead Agency: Housing Services. Partners: HMCA, Neighborhood Housing Liaison, area CDC.

3.4 Work with the Office of Central Inspection to: a) Ensure a fair and consistent housing code enforcement process, b) Provide solutions to address code violations and near-violations, to discourage the reliance on the court system to effect change and thereby encourage homeownership, and c) Encourage improvements through a recognition program that stresses positive reinforcement rather than punitive approaches to problem-solving.

Benchmark: Ongoing. Cost: N/A. Lead Agency: area CDC. Partners: HMCA, Housing Services, OCI



1025 N. Market
photo: Nalini Johnson

Goal 4. Preserve and Enhance Historically-Designated Homes and Districts

4.1 Preserve historic architectural features in historic districts by monitoring the implementation of the Historic District Review Guidelines for the Topeka/Emporia, North Topeka/10th Street, Park Place/Fairview, and Bitting districts.

Benchmark: Ongoing. Cost: N/A. Lead Agency: City's Historic Preservation Office. Partners: HMCA.

4.2 Market existing financial incentives, for the maintenance, repair and restoration of eligible structures, including the Historic Loan Program, the Federal 20% Tax Credit and the Tax Rebate Program, as defined in the Wichita Historic Preservation Plan.

Benchmark: One participating structure per year. Cost: \$5,000. Funding Source: Historic Loan Program, CDBG, and Federal Income Tax Credit. Lead Agency: City's Historic Preservation Office. Partners: HMCA, Housing Services Department.

HISTORIC MIDTOWN NEIGHBORHOOD Existing Historic Districts and Sites & Potential District Environs

City of Wichita - Sedgwick County

- State/National Historic Site
- Local Historic Site
- Historic District
- Historic Environs
- Potential Environs
- Ark River
- Plan Area

Wichita Historic Map Series
Map 101 - Historic Midtown
Scale: 1" = 100 feet
City of Wichita - Sedgwick County
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4.3 Encourage infill construction that is similar to the historic or historically eligible structures in construction style, scale and design through the use of similar materials to maintain the existing neighborhood character.

Benchmark: Infill Redevelopment Task Force formed by 2004. Cost: N/A. Lead Agency: area CDC. Partnerships: HMCA, Historic Preservation Office.

4.4 Identify all City-owned property and repair, replace and maintain improvements to such property to enhance the area, e.g. the Colonnades at 17th and Wellington.

Benchmark: Implement by 2010. Cost: Included as part of the Traffic and Transportation Study element related to landscaping and beautification. (See Objective 8.1).

Benchmark: Initiate in 2005. Lead Agency: Public Works. Partners: MAPD, Park and Recreation, Traffic Engineering, Adjacent Property Owners.

4.5 Assess and identify homes and boundaries eligible for historic property and district designation at the local, state and national levels.

Benchmark: All districts designated on the National Register in 2003. Additional districts to be assessed and identified by 2004. Cost: \$15,000. Funding Source: CDBG. Lead Agency: Historic Preservation Office. Partners: HMCA, property owners.



Hope Park, 1457 N. Emporia

Goal 5. Encourage a safe and peaceful neighborhood.

5.1 Eliminate gangs and prostitution.

Benchmark: Significant reduction on an annual basis. Cost: TBD. Funding Source: Police Department funding sources. Lead Agency: area CDC. Partnerships: Police Department, HMCA, District 6 Neighborhood City Hall, area businesses, Midtown Community Resource Center, area school parent organizations, and block clubs.

5.2 Develop a lighting plan and monitoring strategy that involves public and private properties, area businesses, parks, streets, alleys, and yards.

Benchmark: Implementation by 2006. Cost: \$20,000. Funding Source: Capital Improvement Program, CDBG. Lead Agency: MAPD. Partners: Public Works, Police, and Park and Recreation departments.

5.3 Encourage community involvement and action through monthly community policing meetings, neighborhood patrols, neighborhood watch, citizens' police academy, citizens' academy, block clubs, block parties, the neighborhood association and other neighborhood-serving organizations.

Benchmark: Ongoing activities, starting Summer 2004. Cost: N/A. Lead Agency: Police Department. Partners: HMCA, District VI Neighborhood City Hall, neighborhood organizations, block clubs.

5.4 Continue to work with the schools, the City's traffic engineer, the Park Board and Via Christi's "Safe Kids" program to provide safer access to and from school for children travelling on foot.

Benchmark: Spring 2004. Cost to City: N/A. Lead Agency: Safe Kids Coalition. Partners: USD 259, MAPD, Via Christ Hospital, Police Department, and Public Works Department.

5.5 Ensure children's safety along the Arkansas Riverbank by developing water safety classes and education about the river.

Benchmark: Summer 2004. Cost: \$10,000. Funding Source: Kansas Alliance for Wetlands and Streams fundraising. Lead Agency: Riverside Citizens' Association. Partner: Kansas Alliance for Wetlands and Streams, Park and Recreation Department, District VI Neighborhood City Hall.

Goal 6. Improve park and recreational space experiences and encourage the utilization of parks.

6.1 Investigate the feasibility for the design and construction of a community plaza and/or other community gathering places in Midtown.

Benchmark: by Spring 2005. Cost: \$150-200,000. TBD. Funding Sources: Capital Improvement Program, CDBG. Lead Agency: HMCA. Partners: MAPD, Park and Recreation Department.

6.2 Encourage full use of the existing park recreational facilities in and near Midtown by working in collaboration with the Parks Department to improve existing policies and implement effective management practices.

Benchmark: Start Summer 2004. Cost: N/A. Lead Agency: Park and Recreation Department. Partners: District 6 Neighborhood City Hall, HMCA.

6.3 Support the transformation of the abandoned Union Pacific (UP) corridor into a greenway by acquiring land and implement the design concept for the greenway as submitted to the Kansas Department of Transportation (KDOT).

Benchmark: Complete Greenway by 2007. Estimated Cost: Construction and Engineering: \$775,000. Funding Sources: Transportation Enhancement Funds (Kansas Department of Transportation), Capital Improvement Program, and Community Development Block Grant (CDBG). Federal cost share: \$542,500 Wichita share: \$232,500 Acquisition: \$76,000. Lead Agency: Park and Recreation Department. Partners: MAPD, Oz Bicycle Club, Prairie Travelers, HMCA, Midtown Community Resource Center (MCRC), area CDC.

6.4 Provide adequate recreational programs for residents by a) conducting a Recreational and Community Educational Needs Assessment Study and b) developing an associated action plan to improve partnerships, recreational and civic education.

Benchmark: Complete recreational plan and implement recommendations, in conjunction with partners, by the summer of 2005. Cost: \$10-15,000. Lead Agency: Wichita State University Department of Public Health Partners: Mid-



Example of possible amenities for the Linear Park.
(photo: Mitali Mandlekar)

town Community Resource Center, Park and Recreation Department, District 6 Neighborhood City Hall.

6.5 Identify gaps in connectivity throughout the parks and open space system by developing an Open Space Assessment Study and Master Plan to address these gaps.

Benchmark: Develop Plan by 2005. Implement plan by 2010. Cost: \$30,000. Lead Agency: MAPD. Partners: Park and Recreation Department, HMCA.

6.6 Encourage the use of vacant lots for temporary public uses, such as community gardens, pending future infill development or use for relocated neighborhood structures.

Benchmark: Summer 2004. Cost: N/A. Lead Agency: HMCA. Partners: Kansas Extension Master Gardeners, MCRC.

6.7 Create a safe park environment along the Arkansas River by encouraging community gardening activities along the riverbank and the addition of amenities such as benches, historic light fixtures and walking paths.

Benchmark: Summer 2004. Cost: \$250,000. Lead Agency: Park and Recreation Department. Partners: Kansas Alliance of Wetlands and Streams, Kansas Extension Master Gardeners, Riverside Citizens' Association.

6.8 Encourage Midtown neighborhood groups and residents to adopt neighborhood parks and keep them well maintained and clean.

Benchmark: Adopt all parks by the summer of 2005. Cost: TBD. Lead Agency: HMCA. Partners: Park and Recreation Department.



1999 flood covering streets and sidewalks
photo: Janie Krull

Goal 7. Eliminate storm water drainage problems.

7.1 Participate in a citywide Storm Water Drainage Infrastructure Study of the neighborhood to identify drainage problems and propose engineering solutions and best management practices.

Benchmark: Complete drainage study by Fall 2005 and implement recommendations in phases by 2020. Estimated Cost: Drainage Study: \$300,000. Funding Sources: Capital Improvement Program, CDBG. Lead Agency: Public Works Department.

7.2 Ensure that all storm sewers and catch basins are properly maintained by monitoring City activities and increasing the frequency of their maintenance to at least 3 or 4 times a year, as needed.

Benchmark: Start Spring 2004. Cost: N/A. Lead Agency: Park and Recreation Department. Partners: Neighborhood Associations, Public Works Department, HMCA, area CDC.

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7.3 Develop and implement a low-impact storm water management and development public information and technical assistance program for area residents, property owners and homeowners to reduce the strain on the ageing drainage system to a minimum.

Benchmark: Summer 2005. Cost: TBD. Funding Source: Neighborhood grants, CDBG. Lead Agency: Public Works Department. Partners: HMCA, District 6 Neighborhood City Hall, association of landlords, area CDC, Midtown Community Resource Center.

7.4 Incorporate a drainage element into the design of the Linear Park.

Benchmark: In tandem with linear park development (See Goal 6.3) Cost: Included in the design cost for the linear park (Goal 6.3). Lead Agency: Public Works Department. Partners: Contractors, MAPD, HMCA, area schools.

7.5 Encourage the construction of new green parking lots or the retrofit of existing lots, with permeable surfaces, rain gardens (drainage swales) and a storm water infiltration system to minimize storm water runoff.

Benchmark: Summer 2005. Cost: TBD. Funding Source: Parking lot owners, Storm water mitigation grants. Lead Agency: Public Works Department. Partners: Property Owners, Public Works Storm Water Division.

7.6 Implement the design of a storm water management trunk system along 17th St. between the Canal and Broadway.

Benchmark: 2006. Estimated Cost: \$1.7 million. Funding Source: Capital Improvement Program. Lead Agency: Public Works Department, Partners: area businesses, area CDC.

7.7 Ensure the enforcement of existing Storm Water laws (See Appendix 7).

Benchmark: Ongoing. Cost: N/A. Lead Agency: Office of Central Inspection. Partners: Environmental Health, Police Department, Public Works Storm Water Division.



View of 13th & Broadway from
St. Paul Methodist Church
photo: Nalini Johnson

Goal 8. Eliminate speeding traffic, enhance pedestrian and vehicular safety and circulation, and encourage walking.

8.1 Develop a transportation, parking and pedestrian plan to address:

Traffic and Transportation

i. a) Discourage "through-traffic" flow along all Midtown Neighborhood streets except the 13th and Broadway arterial corridors, b) Provide a Way-Finding signage plan that includes a sign design and an installation plan to direct motorists to major destinations via the arterial street corridors, c) Provide detailed plans and identify locations for constructing bump-outs or medians along one-way streets to minimize through traffic and reduce speeds, d) Complete concept plans for the widening and paving of Santa Fe between Murdock and 17th Street as a direct access to Via Christi, e) Identify the location, type and design of installations that will provide traffic calming measures along one-way streets in Midtown;

Public Transit

ii. Identify and address the neighborhood's public transportation needs by conducting surveys of neighborhood residents and holding public meetings to provide alternative solutions;

Pedestrian Amenities

iii. a) Conduct an inventory and survey the conditions of sidewalks and streetscape amenities, b) Provide alternative mechanisms to address the need for new sidewalks and maintenance of existing sidewalks by, e.g. addressing issues related to enforcing the City's existing policy that allows adjacent property owners to be billed through tax assessments or do and pay for the work themselves, c) Provide plans to improve pedestrian safety at the Waco and 13th Street intersection, d) Complete a plan that identifies locations and associated signage for pedestrian crosswalks that would encourage walking within and between neighborhoods, e) Complete a conceptual plan to enhance the connectivity, safety and functionality for the linear parks, bicycle paths, and Riverside Plaza, while separating pedestrian, bicycle and vehicular traffic, f) Undertake a feasibility study and conceptual plan for an underpass at 13th Street to connect pedestrians to the linear park, and other possible solutions to pedestrian safety while crossing 13th Street, west of Broadway, g) bury overhead utility cables, to be phased in conjunction with the sidewalk replacement strategy;

Parking Improvements

iv. a) Identify locations in the Midtown Neighborhood where additional on-street parking could be accommodated, b) Explore the feasibility of allowing off-street additional parking where appropriate; and

Other Issues

v. Address other traffic issues as identified (See Appendix 3.)

Benchmark: Study completed by Summer 2005. Recommended projects incorporated into 2006-2015 Capital Improvement Plan by August 2005. All recommended plans implemented by 2015. Approximate Cost: Study: \$50-100,000. Funding Source: Capital Improvement Program. Lead Agency: Public Works Department, Traffic Engineering Division. Partners: HMCA, USD 259, MAPD, Via Christi Hospital, property owners, Park and Recreation Department, Wichita Transit Bureau.

8.2 Complete two CIP projects (the street widening project along Waco, from 15th to 21st streets, and 13th and Broadway Intersection project.)

Benchmark: Summer 2006 for both. Cost: 2.435 million. Funding Source: Capital Improvement Program. Lead Agency: Public Works Department. Partners: MAPD, HMCA.



Neighborhood shop at 11th & Bitting
photo: Nalini Johnson

Goal 9. Add and maintain neighborhood shops and businesses.

9.1 Encourage neighborhood-serving businesses by conducting a market feasibility study and, if appropriate, preparing a marketing plan.

Benchmark: Development of marketing study by Fall 2004 and ongoing implementation of marketing plan, if needed. Estimated Cost: \$15,000. Funding Source: CDBG. Lead Agency: area CDC. Partners: MAPD.

9.2 Promote mixed-use opportunities along 13th and Broadway (see Land Use concept for more detail) by identifying areas suitable for mixed-use development, and implement through a rezoning strategy. (See 2.6 for benchmarks and costs). Lead Agency: MAPD. Partners: area CDC, area businesses, and property owners.

9.3 Encourage Midtown businesses to employ Midtown residents by raising awareness of the benefits of hiring locally, as well as of the skills-base and qualifications of workers.

Benchmark: Development of a marketing campaign, with area workforce development agencies. Estimated Cost: TBD Lead Agency: area CDC. Partners: Wichita's workforce development agencies and chambers of commerce.

9.4 Involve businesses in decision-making process related to Capital Improvement Projects (CIP), and coordinate CIP project implementation with the aim of minimizing disruption of business activities by developing communications protocols to advise businesses of upcoming projects and coordinate their implementation.

Benchmark: Start Summer 2004. Cost: TBD. Program Funding Sources: CDBG. Lead Agency: area CDC. Partners: MAPD, area businesses, chambers of commerce.

9.5 Provide incentives and training classes to encourage, where feasible, the rehabilitation, reuse, remodelling, maintenance and repair of historic or historically eligible non-residential structures, especially as it relates to facade treatments, to prevent demolition by neglect or blight.

Benchmark: Start Fall 2004. Cost: \$10,000. Funding Source: Participant Fees. Lead Agency: area CDC. Partners: Historic Preservation Office.

9.6 Create and staff business relocation and assistance task force to assist companies wishing to consolidate and/or relocate elsewhere in Wichita find incentives, sites and other information while encouraging the neighborhood to maintain a strong neighborhood employment base.

Benchmark: Fall 2004. Cost: Task Force: N/A; Relocation Assistance for businesses: To Be Determined. Lead Agency: area CDC. Partners: area CDC, chambers of commerce, area businesses, City's Office of Economic Development, Sedgwick County Economic Development Office.

MIDTOWN NEIGHBORHOOD PLAN

PROJECTED COSTS FOR MIDTOWN NEIGHBORHOOD PLAN

These estimated costs were developed with the Technical Advisory Staff Committee, made up of the appropriate City departments and include identifiable one-time capital costs, one-time studies and annual program costs for one year. They do not include annual maintenance or administration costs or ongoing annual program costs past Year 1, nor do they include implementation costs related to recommendations identified in the proposed studies. These additional costs will be determined during the Implementation Phase of this Plan. Goals with no costs associated with them at this time are excluded from the table. Underlined items are citywide projects already in the CIP or TIP. See Appendix 10 for more information on funding source breakdowns and other details. Unfunded share are funds not yet allocated specifically to these items and the sources might include a combination of private and public sector funds.

Goal 1 Build a sense of community and responsibility.	\$49,350
1.2 Housing Advocacy & Technical Assistance Position	\$25,000
1.3 Improve Community Service based on Neighborhood Needs	\$15,600
1.5 Training Programs for Property Owners	\$5,000
1.7 Bilingual Neighborhood Programs and Information	\$2,000
1.8 Neighborhood Association of Landlords	\$1750
UNFUNDED SHARE	\$49,350
Goal 2 Maintain and improve the character of the neighborhood.	\$126,850
2.1 Neighborhood Clean-up Program	\$24,000
2.4 Landscaping and Streetscape Design Plan	\$100,000
2.6 Neighborhood-wide Rezoning Plan to Match Current Uses & Future Development	\$2,850
UNFUNDED SHARE	\$124,000
Goal 3 Encourage attractive, affordable and well-maintained housing.	\$150,000
3.1 Develop Housing Study	\$150,000
UNFUNDED SHARE\$	150,000
Goal 4 Preserve and Enhance Historically-Designated Homes and Districts	\$20,000
4.2 Market & Improve Historic Loan Program	\$5,000
4.5 Designate Additional Historic Homes and Districts	\$15,000
UNFUNDED SHARE	\$20,000
Goal 5 Encourage a safe and peaceful neighborhood.	\$15,000
5.2 Develop Lighting Plan	\$5,000
5.5 Improve Children's Safety along Arkansas River	\$10,000
UNFUNDED SHARE	\$15,000
Goal 6 Improve park and recreational spaces.	\$1,270,000
6.1 Study Feasibility of Community Plaza	\$200,000
6.3 Implement Linear Park Project	\$775,000
6.4 Conduct Community Recreational and Educational Needs Assessment Study	\$15,000
6.5 Develop Open Space Assessment Study	\$30,000
6.7 Develop Amenities along the Arkansas River	\$250,000
UNFUNDED SHARE	\$500,000
Goal 7 Eliminate storm water drainage problems.	\$2 Million
7.1 Storm water Drainage Infrastructure Study	\$300,000
7.6 Implement Storm Water Management Trunk System	\$1.7 million
UNFUNDED SHARE	\$300,000
Goal 8 Eliminate speeding traffic, & enhance safety.	\$2.535 Mil
8.1 Develop Transportation, Parking and Pedestrian Plan	\$100,000
8.2 Implement City of Wichita's CIP Projects located in Midtown	\$2.435 million
UNFUNDED SHARE	\$100,000
Goal 9 Add and maintain neighborhood shops and businesses.	\$15,000
9.1 Attract Neighborhood Serving Businesses	\$15,000
UNFUNDED SHARE	\$15,000
TOTAL PLAN COST:	\$6,181,200
TOTAL FUNDED SHARE:	\$4,910,000
TOTAL UNFUNDED SHARE:	\$1,128,000

CHAPTER 9

2020 FUTURE LAND USE CONCEPT

MAPD staff, as well as the Midtown Neighborhood Plan Steering Committee undertook an in-depth analysis before developing a preferred, or recommended, land use scenario . This included a trolley tour into portions of the neighborhood that are not readily traversed, such as the Santa Fe corridor, the Northeast quadrant of the neighborhood (bounded by 13th, the UP/BNSF Rail corridor, Broadway and 18th Street). Other areas of interest included the steel companies, APEX and CSI, as well as areas which transition from one kind of use to another use, creating a juxtaposition of incompatible uses and elements, such as industrial/residential, or quiet park/dangerous intersection.

The result here presented shows a clear preference towards maintaining the residential character of the neighborhood, preserving salvageable residential stock, and providing residential redevelopment and other infill opportunities where residential structures are not salvageable. At the same time, it allows for duplex construction throughout the area, and up to fourplex structures along certain arterials.

Please see Chapter 8 for more information about specific goals and objectives as they relate to the preservation of housing and incorporation of new housing structures where necessary.

(See Land Use Concept Map on fold-out page 40A)

Preferred Land Use

Residential uses are preferred. The neighborhood has shown land uses compatible with residential uses since its inception. However, with the introduction of the railroad diagonally through the neighborhood, and the resulting commercial, industrial and high-density zoning, it seems that historically the neighborhood saw itself becoming more and more of an industrial/commercial hub for the city. Denser multi-family uses would have accommodated the need for low to moderate income housing for workers nearby.

However, the actual land uses have not reflected this vision. The railroad that used to traverse the neighborhood has been abandoned, and its complementary commercial and industrial uses have gone with it. The few industrial uses that remain continue to employ a significant portion of the neighborhood, and are therefore encouraged to remain, while helping to contribute to improving the neighborhood for the residents that live in it. These industrial uses should have a buffer zone around them to provide a transition between these deleterious uses and residential uses. This will also enable the existing housing to maintain its viability and structural integrity by encouraging civic pride and restoration.

MIDTOWN NEIGHBORHOOD PLAN

The commercial zoning on the preferred land use scenario foresees the incorporation of neighborhood serving stores, and specialty shops and services, such as insurance and dentists. Commercial uses to be discouraged through this land use scenario include auto-related uses and destination uses, such as hotels and motels, which do not serve the local population base.

Three key elements of this land use plan will invariably succeed in establishing this neighborhood as a quiet residential, pedestrian-friendly neighborhood. These three elements are currently in the development and implementation phase and should support the housing rehab programs provided for in this plan:

- The conversion of the abandoned rail corridor that diagonally traverses the neighborhood into a greenway suitable for bicycles, joggers and walkers. The conversion of this abandoned corridor into a greenway acts as a symbolic and concrete transition of the neighborhood from an industrial/commercial downtown or destination area into a residential area exhibiting increased neighborhood pride and enjoyment on the part of its residents.
- The addition of bike lanes along one-way streets as a way to slow down traffic without removing parking spaces will be explored once the plan is adopted. This may encourage through traffic to travel Broadway, confining Waco, Main, Park Pl., Saint Francis, Santa Fe and Market to local traffic, improving circulation within the neighborhood, and allowing pedestrians to enjoy the neighborhood.
- The elevation of the railroad rights-of-way will increase safety, security and encourage a quiet environment in the neighborhood.

All City of Wichita policies, the zoning map, and any overlays for this neighborhood will reflect the intent of this land use plan, which is to preserve the residential character of the neighborhood, including the historic quality and elements of the neighborhood, and provide for compatible new residential development, as well as the preservation of individual residences by identifying them and moving them to appropriate vacant lots where possible, as an alternative to the demolition of old structures and the construction of new structures on these vacant lots.

The following observations have been taken into consideration in preparing this land use plan:

- 13th and Broadway as a community focal point (transportation, institutional and community uses, identity)
- Broadway as the main commercial corridor/district of the neighborhood.
- Waco and 13th as an important neighborhood retail node, with select commercial uses along 13th to complement the public uses (North High School)
- Santa Fe as an important residential/industrial transition zone and use of appropriate buffering between the industrial/railroad uses to the east, and the residential area to the west.

MIDTOWN NEIGHBORHOOD PLAN

- Possibilities for additional bike path opportunities will be explored as part of an initiative to connect all the parks and recreational elements between Old Town, through Midtown and 21st streets. Specifically in Midtown, Santa Fe may also contain an expansion of the bicycle path system after the train tracks are elevated and connect to the linear park along 15th St., including the pocket park planned for 11th and Santa Fe.
- Gateway or entryway into Greenway - certain intersections, especially near schools (at Murdock, 9th, 13th and 15th).
- Mixed-use opportunities, possibly north of St. Francis Hospital and south of 9th, between Wichita and Broadway (these mixed-use concentrations may act as buffer between intense non-residential use and quiet residential neighborhood areas.)
- Transition areas surrounding industrial uses - what type of use would help transition from industrial to residential and result in a separation of uses, and a mitigation of industrial effects?
- Relationship to C.O.R.E. The Center City Plan provides some guidance to desirable development in the southern part of the Historic Midtown neighborhood. For example:
 - It identifies Main and Broadway as gateway opportunities (traffic flow increases may be encouraged along these streets);
 - It provides for priority blocks south of 9th street for preservation and/or redefinition as transition areas;
 - It takes note of items in the Center City Development Plan which prescribe land uses and transportation enhancements for Historic Midtown, north to 13th Street.

Linear Park illustrations (nos. 1-4)

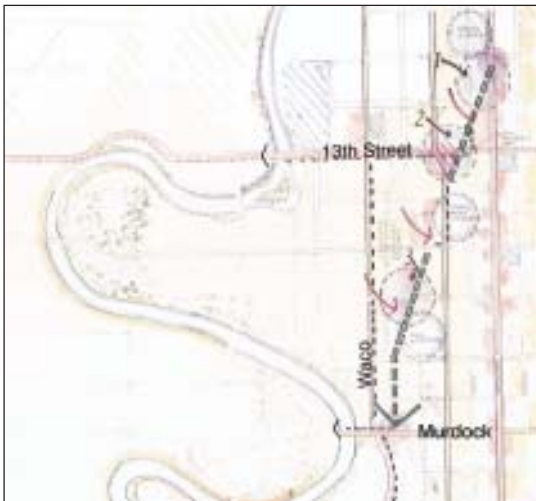


Illustration 1



Illustration 2

MIDTOWN NEIGHBORHOOD PLAN



Illustration 3



Illustration 4

CHAPTER 10 REDEVELOPMENT POLICIES

General Principles for institutional Expansion, Land Assembly and Acquisition

Agreement between USD 259 and the Midtown Neighborhood Plan Steering Committee:

A subcommittee of the Midtown Neighborhood Plan Steering Committee developed the following proposed principles. On October 29, 2002, a subcommittee of the Steering Committee met with Kenton Cox, architect with the USD 259 bond issue school expansion/renovation project. Those present were Elizabeth Bishop, Kenton Cox, Cathy Landwehr, Janet Miller, Martin Libhart and Nalini Johnson.

These principles are provided as a framework for collaboration with large institutional entities, such as schools, universities and hospitals that exist in older urban neighborhoods.

1. Provide notification and full information as far ahead as possible about plans to expand, especially about plans to purchase and remove homes. While sensitive negotiations might make early communication unfeasible, bring expansion plans to neighborhood groups at the earliest possible date.
2. Utilize design principles that mitigate the use of so much land for parking. Try for a waiver of zoning-code parking requirements. Work with local neighborhood for help in securing desired waivers.
3. Utilize design principles that allow for buffering uses between high schools and residential areas.
4. Planning should take into account the quality and historic value of homes that lie in the path of proposed expansion. Preference should be given for the preservation and relocation of homes of historic value.
5. In those cases where relocation is both desirable and feasible, re-direct resources that would otherwise be used in demolition towards moving expenses.
6. In those cases where relocation is not possible, allow access to neighborhood groups or similar non-profits, to salvage usable and/or desirable elements from the property to be demolished.
7. Work with neighborhood groups to address zoning code issues. Currently, schools and churches are treated as commercial property in the zoning code. This often requires things like more parking (which requires more land) than may actually be needed in urban settings. Work to include more sensitivity to such urban neighborhood issues in the zoning code, Comprehensive Plan, and neighborhood plans. Work to establish options for more flexibility to address differing neighborhood needs.

Temporary Housing Uses

To limit the extent and establishment of boarding homes, bed and breakfasts and other types of temporary and/or transient residency units, the City will work to establish location guidelines for their appropriate siting citywide. This initiative is not specific to the Historic Midtown neighborhood. Instead, it recognizes that this issue affects neighborhoods across the city. While the city needs to accommodate the needs of temporary housing of all types, guidelines for their appropriate location that respect neighborhood needs will help attain their peaceable coexistence with surrounding uses.

Santa Fe Buffer

Provide for the acquisition of lands that may become part of the Santa Fe open space buffer as they become available, condemn all dilapidated structures between Murdock and 18th Street, ensure that temporary interim uses exclude heavy industrial uses and encourage the development of infill multi-unit housing as an alternative to preferred open space/park buffer uses.

APPENDICES

APPENDIX 1 IMPROVEMENT PROJECTS

APPENDIX 2 NEIGHBORHOOD CONTEXT

APPENDIX 3 TRAFFIC, CIRCULATION AND INFRASTRUCTURE

APPENDIX 4 COMMUNITY NEEDS-ASSESSMENT PROCESS

APPENDIX 5 HORACE MANN "QUALITY OF LIFE" FORM

APPENDIX 6 ELEMENTS OF THE VISION (NEEDS ANALYSIS)

APPENDIX 7 STORM WATER VIOLATIONS

APPENDIX 8 SUBCOMMITTEE ON HOUSING & NEIGHBORHOOD DEVELOPMENT

APPENDIX 9 NEIGHBOR-TO-NEIGHBOR PROGRAM

APPENDIX 10 PLAN IMPLEMENTATION STRATEGIES

Acronym Definitions

APPENDIX 11 HISTORIC MIDTOWN BUSINESS SURVEY

APPENDIX 1 IMPROVEMENT PROJECTS

Park Improvements

- Midtown Parks Enhancement Project

The Historic Midtown Citizens Association won a \$2,982.50 award from the District Neighborhood Improvement Grants Program on June 19, 2002 to purchase trees, benches and other amenities for Hope, Otis, Victoria, and the Memorial Park at 12th and Jackson.

- Emporia Park

New swings were added to the existing playground in 2003.

- Railroad ROW Elevation Project

The 2002-2004 Railroad Program incorporates aspects of the 2030 Transportation Plan for Wichita-Sedgwick Metropolitan Area. Included in the funding plan for these years is the railroad separation project along the Central Corridor, which includes Central, Murdock, and 13th street railroad intersections. The project calls for the elevation of the railroad right of way to allow for a separation of rail and automobile traffic. The 30-month project is slated to begin in 2004, and anticipates the use of a combination of federal, state, UP Railroad and other funding sources. Directly to the north of the project area, a subsequent separation project is slated for the 21st street railroad intersection. Though currently unfunded, the project will result in the elevation of the street above the multi-track railroad crossing.

The Burlington Northern/Santa Fe/Union Pacific railroads (east of Santa Fe) will be consolidated, with the tracks elevated from south of Central to approximately 17th Street. Railroad overpasses/bridges will be built at Central, Murdock, and 13th; 9th, 10th and 11th will be closed at the tracks. The project includes retaining walls, landscaping, and aesthetic treatments to the bridges and walls at various points.

- Proposed Greenway: Abandoned Union Pacific Rail Corridor

In 1998, MAPD underwent a planning process to recommend uses for the abandoned UP Corridor railroad right-of-way, which extends from Central northeast to 18th Street. Plans call for a greening of the right-of-way, the vacation of certain adjoining properties, and the consolidation of the right-of-way into a greenway connecting the three public schools in the area. MAPD and members of the Midtown Plan Steering Committee prepared and submitted an application for Transportation Enhancement Funds. Funding of this project has been approved by the Kansas Department of Transportation and the project has been incorporated into the Metropolitan Planning Organization's Transportation Improvement Plan.

The following is a historic timeline of this project:

- July 1998- the Union Pacific Railroad (U.P.) filed an application with the federal Surface Transportation Board (STB) to abandon that portion of its

MIDTOWN NEIGHBORHOOD PLAN

rail ROW corridor that extended from the Hardtner Junction switch (west of Exposition Street) in the Delano neighborhood over to 15th Street and Broadway in the Midtown neighborhood.

- August 1998- an abandonment approval was issued by the STB.
- October 1999- the U.P. transferred by quitclaim deed to the City of Wichita all their interest in this corridor. The U.P. had a permanent easement for railroad uses along much of this corridor. Upon the abandonment of the corridor, unencumbered ownership of the ROW corridor lands reverted on an even basis to the adjacent property owners. City Property Management staff researched and determined which properties the City retained unencumbered ownership to along this ROW corridor. Staff found that the City held reversionary ownership rights to significant portions of the ROW corridor between Exposition Street and 15th Street.
- Early 2000- staff began work on the Delano Neighborhood Revitalization Plan and future land use concepts included re-use opportunities for the abandoned U.P. rail ROW corridor.
- June 2000- MAPD staff began evaluating and developing future land use opportunities and concepts associated with the segment of the abandoned U.P. rail ROW corridor running east of McLean thorough the downtown area and the Midtown neighborhood. A number of future use scenarios incorporating a system of greenways were prepared by MAPD for review and comment by senior City management staff, the City council member for District VI, and the co-presidents of the Historic Midtown Citizens Association. During this time, the City received inquiries from a few property owners adjacent to the abandoned rail ROW corridor wondering what the City's long-term plan was for the abandoned rail corridor lands. A few businesses located adjacent to the corridor also expressed interest in purchasing, if available, some of the City's portion of the reverted ROW corridor lands.
- April 2001- the Delano Neighborhood Revitalization Plan was completed and adopted by the City of Wichita and Sedgwick County. The Plan calls for the conversion of the abandoned U.P. rail ROW corridor from Exposition Street to McLean Boulevard into a greenway system tied into future park node developments proposed at the easterly and westerly extremities of this corridor.
- April 2002- Wichita City Council approved \$74,000 in CDBG funding to be used for the acquisition of certain parcels associated with the abandoned U.P. rail corridor that would close gaps and enable the development of a greenway corridor through Delano, downtown, and Midtown. Concurrently, work began on a neighborhood plan for Midtown that will address the future land use opportunities associated with the development of a greenway system along that portion of the abandoned U.P. corridor extending from Murdock Street to 15th Street.
- May 2002- Wichita City Council directed staff to provide notification to

MIDTOWN NEIGHBORHOOD PLAN

landowners of the City's intent to develop greenways along the former U.P. rail corridor, to invite their participation in neighborhood planning efforts, and to pursue the acquisition of key parcels along the corridor. MAPD also hired an intern to aid in the development of conceptual design scenarios for the Midtown greenway.

- June 2002- a letter was sent to properties owners adjacent to the abandoned U.P. railroad corridor.
- July 2002- MAPD scheduled a workshop to develop potential proposals for KDOT Transportation Enhancement Funding for fiscal year 2004 and 2005.
- In 2003, MAPD hired an intern with a Masters in Landscape Architecture and Planning to provide us with concept drawings for the linear park. The concept will be fine-tuned to include more specific information about landscaping materials, and a drainage element, as well as a walking path to complement the bike trail already proposed.

APPENDIX 2 NEIGHBORHOOD CONTEXT

Demographics

The population of Historic Midtown, 6,989 as of the 2000 Census, is one of the most diverse in the City of Wichita. The Asian population, represented by the Asian, Pacific Islander and Hawaiian categories, increased by nearly 18 % between 1990 and 2000, while the 2000 Census shows a 121 % increase in the Hispanic/Latino population. With more than 3,500 Hispanic residents, the Latino population now makes up more than fully half of the Historic Midtown resident base.

While the total population of Historic Midtown increased by nearly 500 residents between 1990 and 2000, the Hispanic/Latino population increased by 2,202 to 4,029 in the same ten-year span (Census 2000), and the non-Latino population decreased by 1,708 to 4,103 . Therefore, it is evident that the Hispanic population represents the 494-person increase in the overall population previously noted.

Additionally, the 2000 Census age cohorts show an over-representation of individuals between 25 and 34 years of age relative to all other age groups, with residents in the 35-39 and 40-45 age groups following a close second and third. Individuals between 60 and 61 are least represented, with an increase once again of individuals between 65 and 69 years of age. However, the senior population has shown a significant decrease for all age groups between 60 and 85-plus, while the youth population between 0 and 19 years of age show significant growth. However, the fastest growing age groups involve individuals between 40 and 54 years of age.

There has also been a significant growth in the male population relative to the female population (407 new males vs. 87 new females in the neighborhood between the 1990 and 2000 Census counts). In fact, there are nearly 300 more male residents than female counterparts. Most of these "additional" males are concentrated in block group 1, mostly along both sides of Broadway Street (Census block groups 1-4, 6-7).

Housing Units

There are currently 2,770 units of housing in Historic Midtown (as per census block data). 304 of those units are vacant. These units include residential homes as well as apartments.

The number of vacant housing units decreased by nearly 100 (using 1990 block groups 1-6, and 2000 block groups 1-4, 6-7). However, the same data also shows a decrease in the number of occupied housing units (a 43-unit reduction between 1990 and 2000). The total number of occupied housing units declined considerably (The number of owner-occupied units decreased by a count of 16, while renter-occupied units decreased by 27). There was also a reduction in the total number of housing units (vacant and occupied) in the

ten-year span (from 3,360 down to 3,217). Clearly, the number of available housing units is not keeping pace with the increase in the total population of Historic Midtown.

Existing Land Use Map

(See Existing Land Use Map on p. 40)

Existing Zoning Map

(See Existing Zoning Map on the next page)

Housing Conditions Map

(See Housing Conditions Map on the page 54)

This map shows Housing Conditions per the Appraisers Office, for 2002, and uses Appraiser's Office methodology. A more conclusive study of housing conditions is beyond the scope of this project, but might yield additional data that might more accurately inform housing policy in Historic Midtown. Due to the limitations of the available data, as well as well-known constraints in the field of historic preservation, this report makes no recommendations as to the viability of individual properties, nor does it seek to identify individual properties outside those already designated for preservation and restoration and/or relocation.

However, the housing conditions map does provide some guidance relative to the development of a preferred land use model, as well as some guidance relative to the identification of redevelopment opportunities. The use of this data for these purposes assumes that without intervention, areas with "poor" housing structural conditions will inevitably lead to "demolition by neglect".

For questions regarding the methodology used in the development of this housing conditions map, please contact the Sedgwick County Appraisers Office.

Rental Properties and Multi-Family Housing Map

This map shows the percentage of renter-occupied housing by census block. To determine the percentage owner-occupied housing, reverse the percentages per block.

(See Renter vs. Owner Occupied Map on p. 55)

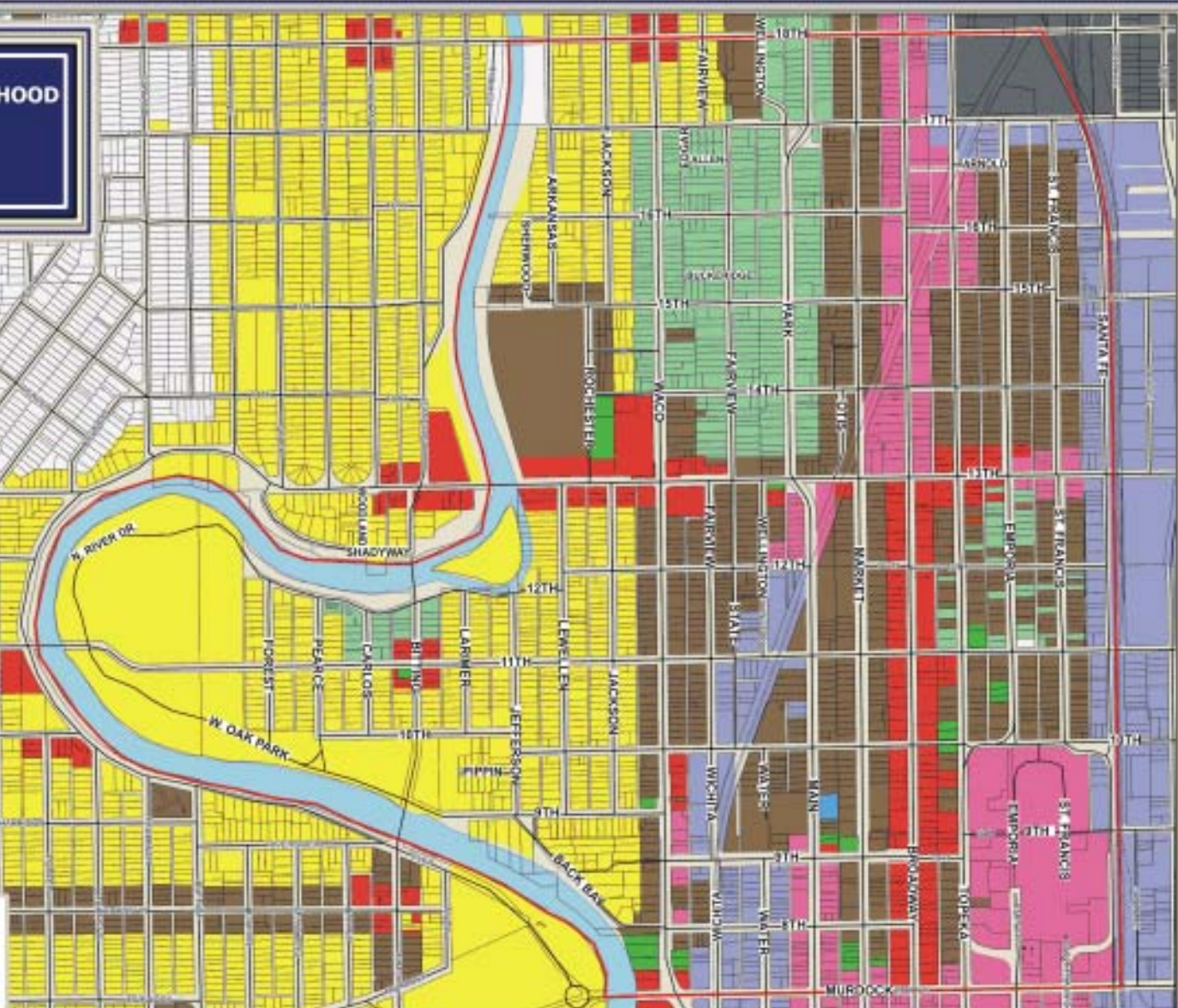
The greatest percentage of renter-occupied housing is located along Broadway, as well as the blocks which surround industrial uses along the abandoned UP Corridor and schools. These areas would seem to be the least desirable for homeownership opportunities in the neighborhood and represent areas more conducive to multi-family land use and zoning, assuming that the industrial, institutional uses in those areas remain the same. The portion of highly rented properties along Back Bay corresponds to relatively new multi-family housing developments.

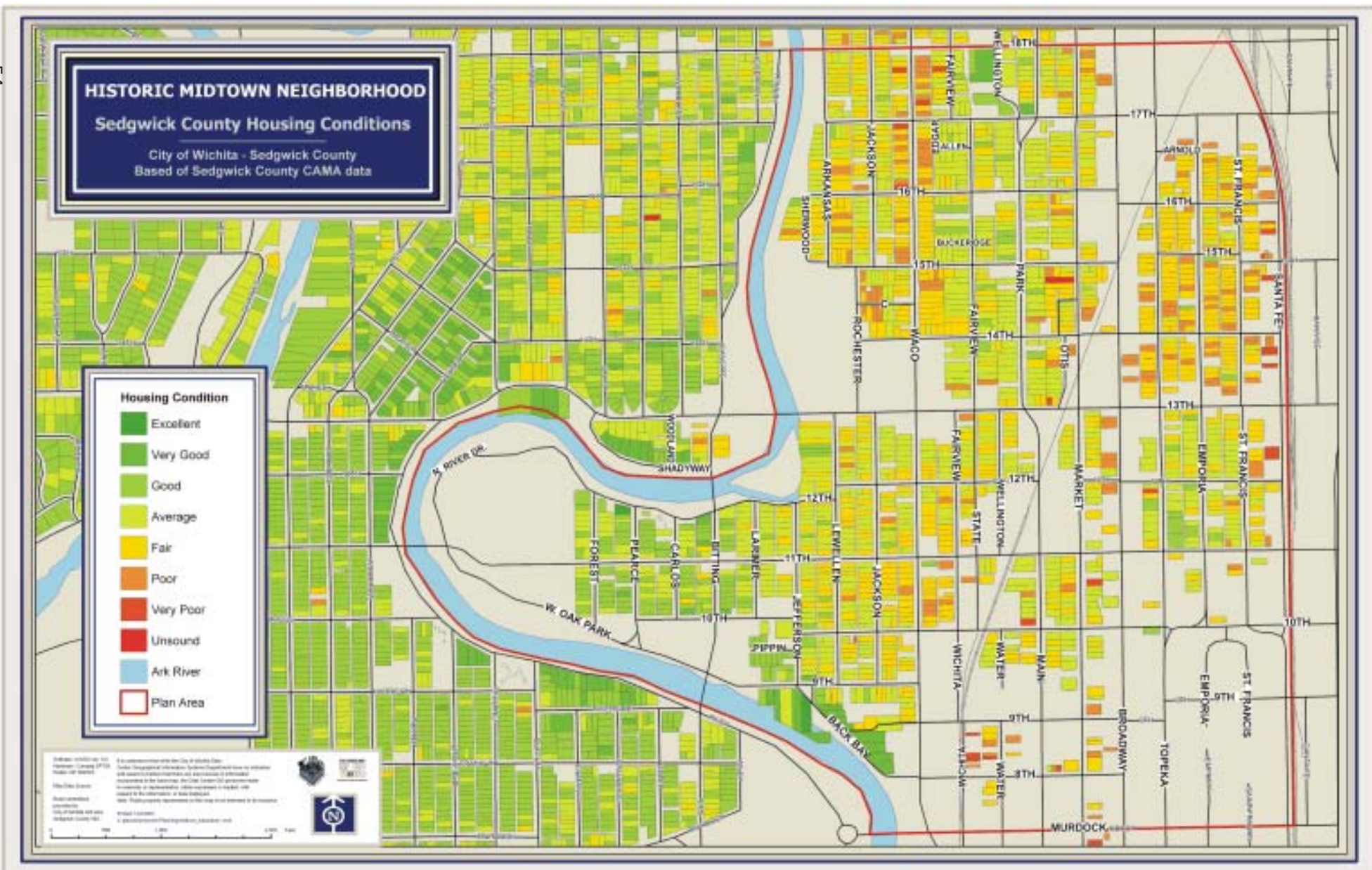
HISTORIC MIDTOWN NEIGHBORHOODExisting Zoning

City of Wichita - Sedgwick County

- Single Family: 5,000
- Two-Family
- Multi-Family: 18 d.u./ac
- Multi-Family: 29 d.u./ac
- Multi-Family: 75 d.u./ac
- Neighborhood Office
- General Office
- Neighborhood Retail
- Limited Commercial
- General Commercial
- Limited Industrial
- General Industrial
- Ark River
- Plan Area

Prepared by: City of Wichita
 Date: 1/1/2010
 Project: Historic Midtown Neighborhood Zoning Study
 City of Wichita 2010
 Sedgwick County 2010

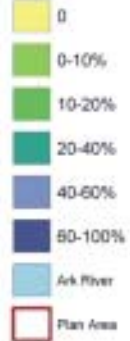




HISTORIC MIDTOWN NEIGHBORHOOD Percent Renter Occupied

City of Wichita - Sedgwick County

Percent



Software: ArcGIS 10.1
 Map Data: Sedgwick County GIS
 Project: 10/2011
 Map Date: 10/2011
 Map Scale: 1 inch = 1,000 feet
 Map Projection: NAD 83 / UTM Zone 16N
 Data Source: Sedgwick County GIS
 Data Date: 10/2011
 Data Projection: NAD 83 / UTM Zone 16N
 Data Scale: 1 inch = 1,000 feet
 Data Source: Sedgwick County GIS
 Data Date: 10/2011
 Data Projection: NAD 83 / UTM Zone 16N
 Data Scale: 1 inch = 1,000 feet



Parks Map

This map indicates the parks in and around Historic Midtown. Currently, there is no pressing need to add the amount of green space in this neighborhood.

- **Oak Park:** Oak Park is a beautiful, naturally wooded area with landscape treatment that makes it a place of natural beauty in the eyes of many citizens. Besides wooded areas, it contains long open stretches of lawn, a lily pond, artificial springs and brooks, stone- curbed drives and walking paths.

Other amenities include:

1 Nine-hole Frisbee disc golf course

1 Lily pond

1 Parking area (unpaved)

The pond well pump was repaired in 2002 at a cost of \$25,000. The disk golf course was upgraded in 2003.

- **Central Riverside Park:** Located just southwest of the neighborhood and the Arkansas River, bounded by Murdock, Stackman and West River Blvd.

- **Emporia Park:** Located at the intersection of Emporia and 11th Street, this 1-acre park contains a children's play area. The water fountain is currently not functioning. The unimproved paved area to the south of the playground could be used as a basketball or tennis court. There is consensus that the park is not well used during the daytime, and in fact, is a source of uncertainty for children as adult users occupy the park's shaded area during the summer months.

- **Hope Park:** Formerly referred to as Midtown Mini Park, the Midtown Citizens Association was instrumental in the formation of the small mini-park of .10 acres to the City of Wichita in 1986, and is located at the intersection of 14th and Emporia. There is wooden play equipment and two picnic tables in the park. The park received a new sign and playground structure in 2001. The grass shows signs of requiring improved maintenance and upkeep. A previously installed guard fence to protect children from running into traffic was removed in recent years because of gang graffiti. The park received an adult bench as part of the Park Enhancement Program administered by the Historic Midtown Citizens Association.

- **Mead Island:** An island located on the Little Arkansas River approximately 5 acres in size located near the intersection of 13th Street and Bitting, and is described as an "oasis of naturalness".

- **Minisa Park:** Minisa Park received new playground equipment in 2003, valued at \$45,000. The parking lot requires resurfacing and stalls painting. The Minisa Pool received a facelift in the form of a repainting and sandblasting in 2001. Though just outside the plan area, Minisa Park provides hours of enjoyment for neighborhood children during the summer months and provides

MIDTOWN NEIGHBORHOOD PLAN

additional play and recreation space for North High School students and their families.

- **North Riverside Park:** Located between 9th and 11th, along the Little Arkansas River, this 30-acre park lies along the banks of the Little Arkansas River and contains many attractive features including hundreds of beautiful trees, inviting lawns and a lily pond. Of particular interest is Park Villa, a stone and tile-roofed structure surrounded by a large porch that is used by groups for family reunions, picnics and meetings. A larger park, this area provides green space amenities and recreational opportunities for Midtowners and the City as a whole.

Other amenities within the park include:

- 34 Picnic tables
- 1 Picnic hydrant
- 1 Lily pond
- 1 Girl Scout Little House
- 2 Parking areas (paved - 29 stalls)
- 2 Drinking fountains
- 1 Children's play area

- **Otis Park:** A .5-acre park across the street from Prospect Park, it is a grassy area with no amenities. Recently, the Historic Midtown Citizens' Association won a Neighborhood Grant to add trees.

- **Prospect Park:** A .5-acre park at 13th Street and Main along the UP Railroad corridor that contains the following:

- 9 Horseshoe courts
- 1 Children's play area
- 1 Drinking fountain

The playground was renovated in 2001 at a cost of \$25,000. The park requires additional parking to attract more users. Traffic in the area could be slowed to 20 m.p.h., due to its close proximity to Horace Mann Elementary School. It could also benefit from a pedestrian crossing and related signage. Some fencing might help, as 13th Street, which abuts the park to the north, is a fast-moving arterial.

- **Victoria Park:** A small park area, located on a traffic island at the intersection of 17th and Park Place contains a fountain (currently not functional) and park benches. A Park grant replaced all three benches. This park is located at one of the most dangerous traffic intersections in the City and is difficult to access on foot.

Churches

- St. Paul's United Methodist Church
- St. Paul's Lutheran Church
- El Mesias United Methodist Church
- Fairview Christian Church
- First Church of the Brethren
- First Church of Christ Scientist
- Calvary Presbyterian Church
- Church of Christ
- Church of God Seventh Day
- Evangelical United Baptist Church
- Mt. Olive Church of God in Christ
- Mennonite Church of the Servant

Not-for-Profit Agencies

- Historic Midtown Citizens' Association
- Riverside Citizens' Association
- SER Corporation
- Sunflower Community Action Group
- Interfaith Ministries
- Midtown Community Resource Center
- Peace and Social Justice Center
- Hunter Health Clinic
- North High Health Station
- Positive Directions

APPENDIX 3 TRAFFIC, CIRCULATION AND INFRASTRUCTURE

There are no current plans to convert any one-way streets to two ways. When the concept of two-way traffic was discussed at a District Advisory Board meeting and at a community-wide meeting in 2002, residents were not supportive.

Several measures have been proposed to correct deficiencies at the 17th and Park Place intersection, including placing some type of "chevron" signage to help delineate the street curvature south of 17th Street. The City is also considering installing some kind of permanent barrier along this section.

One-Way Streets

One-way streets move traffic from the south and north of the area through the Midtown area. While these one-way streets ease traffic circulation into and out of the downtown area, they encourage through-traffic, allowing the cars to speed past the Midtown area. These one-way streets do not slow traffic down or encourage visitors to linger within the project boundaries. They are:

- Main, from Murdock north.
- Market, from Murdock north
- Topeka, from Murdock north to just south of 8th, and from 10th north
- Emporia, from Murdock north to just south of 8th on Topeka, and from Topeka at 10th north to 13th Street
- Park Place, north of 13th Street.

As far back as 1989, the RTKL Plan for Downtown Wichita recommended the reinstitution of two-way traffic flow on Main Street in the downtown core and financial district. However, this street continues to be a one-way street in Historic Midtown.

A meeting with the Steering Committee and the City of Wichita traffic engineer took place October 24, 2002 to assess neighborhood support for turning one-way street couplets into two-way streets. While the residents do not support a conversion of one-way streets to two-way, subsequent traffic studies might explore traffic calming techniques to reduce the number of possible pedestrian-auto conflict points.

Dangerous Intersections

Midtown is home to some of the most dangerous intersections in Wichita. Ten of the 300 most dangerous intersections in the City are located in Midtown. In 2003 alone, there were 17 accidents at 13th and Broadway. As of September 2003, Broadway and Murdock saw 13 accidents, while 13th and Waco experienced 12 accidents. 13th and Topeka had 9 accidents. Surprisingly, Bitting and 13th saw 7 accidents. 17th and Broadway had 6, as did the Market and Murdock intersection. Eleventh and Waco had 5 accidents, as did 13th and Market, and the 900 block of St. Francis.

Transit and Alternative Modes of Transportation

There are three Wichita Transit bus routes that cross Midtown: the North Broadway transit line, the Riverside transit line and the North Waco transit line. Area residents thereby have ready access to major City of Wichita destination points. As such, the North Broadway line includes: 21st Street Market, Calvary Towers, Cessna Training Center and Wichita State University. The Riverside transit line covers City Hall, The Sedgwick County Court House, Greenway Manor, Central Riverside Park, Twin Lakes and Somerset Plaza. There is also a North Waco line that serves the area. Buses run until just before 7 p.m. on weekdays, and 6 p.m. on Saturdays, every half hour to an hour depending on the time of day. There is no bus service on Sunday.

"Transit also operates a fleet of five trolleys that offer appealing transportation on Saturdays to Core Area attractions, provide transportation for the Wichita Historical Tours, and are available for private charter. The Trolley operation began in 1993 and consists of a fleet of five twenty-seat trolleys. The Trolley provides transportation for numerous community events; hosts the Historic Wichita Tour, which was introduced in 2000; provides Saturday service from the Farm & Art Market to core area attractions; and is available for charter."

- *Wichita Transit Bureau brochure*

INFRASTRUCTURE

Street Maintenance

Contract maintenance work slated for Historic Midtown includes the following areas:

- 17th - from Broadway to Mosley (Mill/Overlay)
- Market - 13th to 14th streets (Concrete Repairs)
- Santa Fe - 9th to 10th streets (Concrete Repairs)
- Topeka - 17th to 20th streets (Concrete Repairs)
- Wellington - 11th to 12th streets (Concrete Repairs)
- Pearce and 12th Intersection (Concrete Repairs)

Sidewalk Installation and Maintenance

Historic Midtown is slated to have sidewalk wheelchair ramps at every intersection, to meet ADA requirements. This project is currently underway. It does not include reconstruction or repair of existing sidewalks.

Streetlights

According to the Public Works Department, there are currently no plans for

new streetlights in Historic Midtown. The City's residential street light policy is to light intersections (one of the four corners) and at mid-block where the block face is 1,000 feet or more in length. City street lights are not a substitute for yard lights, porch lights, motion detectors, security lights, etc. They provide lighting for motor and pedestrian travel on City rights of way, not security-level lighting. The Public Works Department also suggests that requests for additional lights include a specific intersection or mid-block location, making sure that the additional lights are not located in a resident's yard or shine directly into a house. Residents who petition for new lights need to involve the owner/resident of the location during their petition process.

Utilities

The phrase "utilities" generally refers to the systems that are vital to service delivery in a neighborhood, but may very well be "out of sight and out of mind". They include storm and sanitary sewers, water lines, gas lines, power lines, telephone wiring, and cable wiring. Many systems need to be upgraded.

Storm Sewers

The storm sewer from Murdock and Wabash, east to the Wichita Drainage Canal, is being enlarged in 2004. Although it is east of the Midtown boundaries, this project will address a bottleneck that impacts businesses along Murdock in Midtown. When Murdock east of Main was reconstructed three years ago, the new storm sewer lines were made larger and lower than those to the east. A pump was installed at the junction to maintain flow during high volume periods, but at times it has become clogged with debris and burned out, leading to backed-up storm sewers in Historic Midtown, and the accumulation of water in the streets and sometimes over the curb. The new line east of Wabash will eliminate this problem.

Storm sewer maintenance crews clear clogged inlets on a rotating basis, working their way around the city. They also respond to reports of clogged inlets. Stoppages may be reported by calling 268-4090. The City's Storm Water Engineer suggests that it is better to report stoppages after minor rains when they have adequate staff to take care of the situation, rather than during major storms when hundreds of calls may be coming in from other areas as well.

APPENDIX 4 COMMUNITY NEEDS-ASSESSMENT PROCESS

Methodology

The development of the Midtown Neighborhood Plan incorporates extensive input from a broad section of the community. To this end, a variety of public input mechanisms were used over the course of the first six months: two town hall meetings, an elementary student needs analysis, a Spanish-speaking PARK-IT session, individual conversations with property owners and area residents, as well as biweekly meetings with the steering committee, made up of a cross-section of community stakeholders and residents. Additionally, other communication tools, such as the Internet and fliers, in conjunction with area organizations, were used as needed.

The development of this plan also incorporates a substantial review of the literature, including a review of adopted and developed plans for the neighborhood going back as far as 1972, when the Urban Renewal Plan was adopted. **It is increasingly evident that the current planning efforts validate the efforts of past planning efforts and that the focus must now be on implementing plan objectives rather than on continuing an extensive study of area issues and solutions.** The review of past plans and written policies for the area indicate that the goals and objectives in this plan are not a contradiction of the former. Instead, they serve to validate these and provide the impetus to move forward with them with confidence and a search for concrete outcomes in the neighborhood. In fact, this review and analysis indicates that time is of the essence when seeking to actively preserve and enhance the neighborhood, both for a consolidation of the past as well as the proactive and well planned accommodation for needed future change, within the context of preserving the current neighborhood character.

APPENDIX 5 HORACE MANN "QUALITY OF LIFE" FORM

MIDTOWN NEIGHBORHOOD PLAN-IT!

"Quality of Life" Form

Teacher: _____

Team # _____

5) What place is the most important to you? What do you want (to preserve) in the neighborhood? Why? (GREEN on the map)

6) Is there anything you want (to remove) from the neighborhood? (RED)

7) Is there anything you do not ever want to see in your neighborhood (keep out)? Why?

8) Is there anything new you would like to see, in your neighborhood (add to)? Where will you put it? (BLUE)

9) Think of places that are the most calm & quiet. Which places have the most greenery? Who maintains these places? Which place is the cleanest? Which place is the most beautiful (YELLOW)? Why?

10) Which places are the noisiest? Which place is the dirtiest? Is there a lot of garbage on the ground? Who is responsible for this lack of cleanliness? Which place has the least amount of greenery (ORANGE)?

11) Which place do you consider to be the most dangerous (ORANGE)? Why?

12) Do you smell anything when you walk around the neighborhood? What is it? Where is it coming from? Is it a good or bad smell? (ORANGE if it is BAD and YELLOW if it is GOOD on the map)

APPENDIX 6 ELEMENTS OF THE VISION (NEEDS ANALYSIS)

The following table outlines the process whereby the Historic Midtown Plan Steering Committee was able to come up with a Vision for the neighborhood that addressed all of the priority issues identified through the various neighborhood PARK-IT analyses.

Components

Physical Environment (Housing, Structures, Conditions, Types, Location)

Vision

Preserve Single-Family Owner-Occupied Homes (8).
Improve lighting; add security and historic lighting fixtures (8).
Remove substandard and dilapidated buildings in disrepair (12).

Elements of the Issues

The Historic Midtown Neighborhood is compatibly integrated with the residential mixed-use development that has occurred in the CORE neighborhood to the south.

The Historic Midtown Neighborhood is well lit with historic light fixtures at appropriate locations, set to a pedestrian scale, lower than the treetops and compatible with the residential character of the neighborhood. Lighting from commercial areas is not intrusive to neighboring residential areas. Electric lines are deeply buried underground to preserve existing trees and foliage and plant new trees.

The Historic Midtown Neighborhood is safe for families, children and the elderly. It is pedestrian-friendly, with sidewalks, amenities and street furniture and plantings that encourage strolling. The Historic Midtown is clean, well kept and regularly maintained.

Property owners and residents are committed to the neighborhood and have the resources to preserve and maintain older and newer structures. New homes are compatible with the existing structures. Historic Midtown homes are attractive and well maintained and have been rehabbed rather than demolished.

Social Environment, Civic Responsibility and Safety

Preserve Sense of Community and Neighborhood Involvement (12).

Remove trash, junk cars, furniture and weed overgrowth, incl. Alleys and front yards (14).

Remove crime, gang activity, prostitution, drugs and graffiti (14).

Remove landlord irresponsibility, irresponsible property owners, and absentee landlords (13).

Keep out halfway houses,

Historic Midtown is a vibrant, diverse, multi-cultural and multi-generational neighborhood comprised of consisting of stable families that work, play and live together to make a welcoming neighborhood with a strong sense of community. It is connected to other neighborhoods through a network of activities, compatible structures and active organizations. We have strong neighborhood schools that attract people to our neighborhood. Neighborhood residents actively support neighborhood youth by working together to create after school programs. Homes and affordable and both renters and homeowners take an active interest in, and assume responsibility for,

MIDTOWN NEIGHBORHOOD PLAN

<u>Components</u>	<u>Vision</u>	<u>Elements of the Issues</u>
Natural Environment, Environmental Concerns and Recreation	correctional facilities and group homes (15). Remove graffiti (7). Preserve Parks, Open Space and Riverbanks (11)	keeping the neighborhood clean and well maintained. The City works in tandem with the community to maintain public and private areas. Historic Midtown Neighborhood has a full-sized swimming pool in a public park for use of all residents. Residents and visitors can bicycle through the neighborhood along Murdock Street, street pathways and along the greenway. Visitors are encouraged to slow down and enjoy the neighborhood. Our neighborhood has a trolley system to complement the bicycle path and trails through the neighborhood. Our public parks are attractive, usable, safe and clean. Otis Park has a mini-golf and tennis courts. The greenway connects all of the parks and schools, creating a common identity.
Circulation, Transportation & Infrastructure	Improve drainage, transportation, sidewalks and infrastructure (11). Remove speeding (add traffic-calming) (8).	Effective traffic controls result in courteous and respectful driving through the neighborhood. To channel car traffic away from pedestrians, car access points through the neighborhood are larger and limited in number. Similarly, the neighborhood has pedestrian-friendly crossroads. Historic Midtown has clean, well-drained and modernized street infrastructure to keep up with traffic and weather demands.
Financial & Regulatory Environment - Neighborhood Businesses/Jobs/Retail/Industrial, Land Use and Zoning	Add appropriate zoning and enforcement (14).	Zoning reflects existing land uses in Historic Midtown and effectively implements goals and objectives of the Midtown Neighborhood Plan. Industrial uses are confined to the Santa Fe rail corridor. The land uses in Historic Midtown are responsive to community needs and conducive to the attainment of the Midtown Neighborhood Plan Vision.

APPENDIX 7 STORM WATER VIOLATIONS

Minimum Fines Applicable to General Violations:

Illegal Discharge/Illegal Dumping.	
Section 16.32.020	340.00
Failure to Comply w/ Directive, Citation or order.	
Section 16.32.100A	540.00

Minimum Fines Applicable to Construction Sites:

Fail to Maintain or Repair a BMP (best management practice).	
Section 16.32.050 A.2.	340.00
Failure to Prepare or Implement a Pollution Prevention Plan.	
Section 16.32.050B.2	340.00
Failure to Use Effective BMP.	
Section 16.32.050A.1	340.00
Malicious Destruction of BMP Devices.	
Section 16.32.050A.7	340.00
Failure to Repair BMP Devices.	
Section 16.32.050A.7	340.00

Minimum Fines Applicable at Industrial Sites:

Failure to Prepare or Implement Pollution Prevention Plan .	
Section 16.32.060A.2	540.00
Failure to Implement Sampling or Testing.	
Section 16.32.060A.12	540.00

Minimum Fines Applicable to Private Ditches or Ponds:

Failure to Use Effective BMP Devices.	
Section 16.32.070A	340.00

APPENDIX 8 MIDTOWN NEIGHBORHOOD PLAN

Subcommittee on Housing and Neighborhood Development

Debbie Allen - Chairman

The Subcommittee on Housing and Neighborhood Character met three times.

Meeting #1 - Committee decided on a plan of action. The Committee would meet with several City Departments/Divisions and relevant staff. The goal is to explore assistance and/or resources available to citizens attempting to address housing issues and code enforcement in a neighborhood. Business development will also be explored.

Meeting #2 - Committee met with Mike Hollimon, director of the City Neighborhood Improvement Services office, and with Deb Legge, Director of Neighborhood Inspection division of the Office of Central Inspection. Mike Hollimon provided information on services and resources available to residents and business owners to maintain and enhance neighborhood properties. Deb Legge provided information on processes and assistance available to neighborhoods for attain and maintain liveable standards for all residential properties.

Meeting #3 - Committee met with Kathy Morgan, Preservation Planner for MAPD. The Committee reviewed historic preservation efforts in the neighborhood. It also reviewed assistance and resources available to residents and business persons to maintain and refurbish historic properties. Programs available at both the state and local levels were reviewed.

As a result of their exploration of these issues, the Committee decided on the following goal:

Neighborhood Development Coordinator Position

- Develop a (at least) part-time position to staff a Neighborhood Development office, located at the Midtown Community Resource Center. This office would provide information and assistance to Midtown residents regarding housing needs and concerns. Staff would answer questions, help with application paperwork, and maintain a current catalog of all available resources for enhancing neighborhoods. This office (staff) would work closely with all city departments/divisions that relate to housing and business development.

APPENDIX 9 NEIGHBOR-TO-NEIGHBOR PROGRAM

The City of Wichita's enforcement divisions offer a proactive approach to problem solving within a neighborhood through their Neighbor-to-Neighbor Program. The Program offers a neighborhood - whether residential, commercial, or mixed - the opportunity to improve that area through greater participation in resolving code-related violations.

This Program reinforces other neighborhood efforts such as the Neighborhood Patrol, Neighborhood Clean-Up, and Neighborhood Watch programs.

<http://www.wichita.gov/CityOffices/Police/>

All neighborhood programs are designed to make Wichita's neighborhoods a better place in which to live.

Goals

- Reduce Crime In Your Neighborhood
- Enhance Communication Between You and Your Neighbors
- Reduce/Remove Neighborhood Blight
- Maintain Property Values In Your Neighborhood

Training

Key personnel from the City of Wichita provide training for neighborhood association members interested in taking a proactive approach when working on neighborhood issues. Areas emphasized during the training are:

- Code violation identification;
- Committee structuring;
- Financial assistance awareness;
- City procedures and;
- Inter-departmental information

Once the training is completed, each participant has a general understanding of code enforcement, and receives a Certificate of Completion. This allows neighborhood association members to play a key role in the proactive resolution of problems within their own neighborhoods.

Taken from:

<http://www.wichita.gov/CityOffices/Police/CommunityAffairs/Neighbor-to-Neighbor+Program.htm>

MIDTOWN NEIGHBORHOOD PLAN

APPENDIX 10 PLAN IMPLEMENTATION STRATEGIES

	GOAL 1	Lead Partner	Partnerships	Estimated Capital /Design and Engineering Costs (One Time)	Estimated Program Costs per Annum	Projected Start Date NO EARLIER THAN
Goal 1	Build a sense of community and responsibility.					
1.1	Neighborhood Networking	NCH	MCRC, HMCA, CL	N/A	N/A	SPRING 2004
1.2	Housing Advocacy & Technical Assistance Position	MCDC	HMCA, HD, CHS, WSU	N/A	\$25,000	SPRING 2005
1.3	Improve Community Service based on Neighborhood Needs	NCH	PL, USD, CL, WSU	N/A	\$15,600	FALL 2004
1.4	Build Community Leadership & Involvement	HMCA	ALL AGENCIES, AREA BUSINESSES, USD 259	N/A	N/A	CURRENT
1.5	Training Programs for Property Owners	HS	CHS, MN - CHDO, KS-X, HH - CHDO, CREDIT UNIONS, BANKS, MCDC		\$5,000	FALL 2004
1.6	School Redevelopment Coordination	HMCA	USD 259		N/A	AS NEEDED
1.7	Bilingual Neighborhood Programs and Information	NCH	HMCA, MCDC, MCRC		\$2,000	SPRING 2004
1.8	Neighborhood Association of Landlords	MCDC	AREA REALTORS	N/A	\$1750 PER ANNUM (10 members)	SPRING 2005
1.9	Build Business Support for Neighborhood Projects	HMCA, MCDC	HMCA, MCRC, NCH, AREA BUSINESSES		TBD, BASED ON NEED	SPRING 2004
	ESTIMATED TOTAL				\$49,350	
	CDBG SHARE				\$32,000	
	ENCUMBERED					
	FUNDING COMMITMENT PENDING				\$32,000	

Note: See page 73 for Acronym Definitions

MIDTOWN NEIGHBORHOOD PLAN

	GOAL 2	Lead Partner	Partnerships	Estimated Capital /Design and Engineering Costs (One Time)	Estimated Program Costs per Annum	Projected Start Date NO EARLIER THAN
Goal 2	Maintain and improve the character of the neighborhood.					
2.1	Neighborhood Clean-up Program	NCH	OCI, COURT DAY REPORTING CENTERS, HMCA	N/A	\$24,000	2 EVENTS A YEAR
2.2	Trash-Free Program	OCI	PD	N/A	N/A	CURRENT
2.3	Expand Trolley Route through Midtown	HMCA	WICHITA HISTORIC TROLLEY TOUR	N/A	N/A	SUMMER 2004
2.4	Landscaping and Streetscape Design Plan	PRD	HMCA, MAPD	\$100,000	N/A	FALL 2006
2.5	Neighborhood Investment and Community Involvement	MCDC	HMCA, HD, AREA BUSINESSES	N/A	N/A	SPRING 2005
2.6	Neighborhood-wide Rezoning Plan to Match Current Uses & Future Development	MAPD	PROPERTY OWNERS, HMCA, HMNP	N/A	\$2,850	MAY 2004
	ESTIMATED TOTAL			\$100,000	\$26,850	
	CIP SHARE			\$100,000		
	CDBG SHARE				\$2,850	
	OTHER CITY SHARE				\$24,000	
	ENCUMBERED				\$2,850	
	FUNDING COMMITMENT PENDING			\$100,000	\$24,000	

Note: See page 73 for Acronym Definitions

MIDTOWN NEIGHBORHOOD PLAN

	GOAL 3	Lead Partner	Partnerships	Estimated Soft Costs Only (Studies)	Estimated Program Costs per Annum	Projected Start Date NO EARLIER THAN
Goal 3	Encourage attractive, affordable and well-maintained housing.					
3.1	Develop Housing Study	HD	MAPD, HMCA, MCDC, MH - CHDO, HH - CHDO	\$150,000	N/A	FALL 2005
3.2	Health and Safety in the Home	OCI	HMCA, MCDC, HD	N/A	N/A	SUMMER 2004
3.3	Increase Lending and Technical Assistance re Homeownership and Rehab Programs	HMCA, CDC	HMCA, MCDC, HD, HOUSING LIAISON	N/A	N/A	SPRING 2005
3.4	Fair & Consistent Housing Code Enforcement	MCDC	HMCA, HD	N/A	N/A	SPRING 2005
	ESTIMATED TOTAL			\$150,000		
	CIP SHARE					
	CDBG SHARE			\$150,000		
	OTHER CITY SHARE					
	ENCUMBERED					
	FUNDING COMMITMENT PENDING			\$150,000		

Note: See page 73 for Acronym Definitions

MIDTOWN NEIGHBORHOOD PLAN

	GOAL 4	Lead Partner	Partnerships	Estimated Soft Costs Only (Studies)	Estimated Program Costs per Annum	Projected Start Date NO EARLIER THAN
Goal 4	Preserve and Enhance Historically-Designated Homes and Districts					
4.1	Implement Historic District Review Guidelines	HPO	HMCA	N/A	N/A	CURRENT
4.2	Market & Improve Historic Loan Program	HPO	HMCA, HD	N/A	\$5,000	CURRENT
4.3	Encourage Similar Infill Construction with a Preference for Property Relocation	MCDC	HMCA, HPO	N/A	N/A	SPRING 2005
4.4	Improve City Owned Property to Enhance Districts	PWD (TE)	MAPD, PRD, PROPERTY OWNERS	INCLUDED IN TRANSPORTATION STUDY SUBGOAL 8.1	N/A	FALL 2007
4.5	Designate Additional Historic Homes and Districts	HPO	HMCA	\$15,000	TBD	SUMMER 2004
	ESTIMATED TOTAL			\$15,000	\$5,000	
	CIP SHARE					
	CDBG SHARE			\$15,000	\$5,000	
	OTHER CITY SHARE					
	ENCUMBERED					
	FUNDING COMMITMENT PENDING			\$15,000	\$5,000	

Note: See page 73 for Acronym Definitions

MIDTOWN NEIGHBORHOOD PLAN

	GOAL 5	Lead Partner	Partnerships	Estimated Soft Costs Only (Studies)	Estimated Program Costs per Annum	Projected Start Date NO EARLIER THAN
Goal 5	Encourage a safe and peaceful neighborhood.					
5.1	Eliminate Gangs and Prostitution	MCDC	PD, HMCD, NCH6, AB, MCRC, POs, BCs	N/A	TBD	SIGNIFICANT REDUCTION ANNUALLY
5.2	Develop Lighting Plan	MAPD	PWD, PD, PRD	IN HOUSE	\$5,000	SUMMER 2006
5.3	Encourage Community Involvement in City Policing Programs	PD	HMCA, NCH6, BC	N/A	N/A	SUMMER 2004
5.4	Improve Children's Safety on Roads	SK	VCH, PD, PWD (TE), MAPD, USD 259	INCLUDED IN TRANSPORTATION STUDY SUBGOAL 8.1	TBD	FALL 2005
5.5	Improve Children's Safety along Arkansas River	RNA	KAWS, PRD, NCH6	N/A	\$10,000	SUMMER 2004
	ESTIMATED TOTAL				\$15,000	
	CIP SHARE					
	CITY SHARE				\$15,000	
	OTHER CITY SHARE					
	ENCUMBERED				\$2,500	
	FUNDING COMMITMENT PENDING				\$15,000	

Note: See page 73 for Acronym Definitions

MIDTOWN NEIGHBORHOOD PLAN

	GOAL 6	Lead Partner	Partnerships	Estimated Capital /Design One-Time Costs	Estimated Soft Costs Only (Studies)	Estimated Program Costs per Annum	Projected Start Date NO EARLIER THAN
Goal 6	Improve park and recreational spaces.						
6.1	Study Feasibility of Community Plaza	HMCA	MAPD, PRD	\$150-200,000	INCLUDED IN LEFT COLUMN	N/A	START 2004
6.2	Full Use of Parks	PRD	NCH6, HMCA	N/A	N/A	TBD	SUMMER 2004
6.3	Implement Linear Park Project	PRD	MAPD, OZ, PT, HMCA, MCRC, MCDC	\$775,000	N/A	TBD	CURRENT AND FUNDED, IMPLEMENT BY 2007 PER KDOT
6.4	Conduct Community Recreational and Educational Needs Assessment Study	WSU - PH	MCRC, PRD, NCH6	TBD	\$10-15,000	TBD	FALL 2005
6.5	Develop Open Space Assessment Study	PRD	MAPD, HMCA	TBD	\$30,000	N/A	FALL 2007
6.6	Turn Vacant Lots into Community Gardens and other Temporary Community Uses	HMCA	KS - X (MG), MCRC	N/A	N/A	TBD	SUMMER 2004
6.7	Develop Amenities along the Arkansas River	PRD	KAWS, KS - X (MG), RNA	\$250,000	INCLUDED IN LEFT COLUMN	TBD	SUMMER 2004
6.8	Adopt Neighborhood Parks	HMCA	PRD	N/A	N/A	TBD	CURRENT
	ESTIMATED TOTAL			\$1,750,000-1,800,000	\$40-45,000	TBD	
	CIP SHARE			\$1,050,000	\$30,000		
	CDBG SHARE			\$150,000	\$10,000		
	OTHER SHARE			\$600,000	\$5,000		
	ENCUMBERED			\$775,000			
	FUNDING COMMITMENT PENDING			\$450,000	\$45,000		

Note: See page 73 for Acronym Definitions

MIDTOWN NEIGHBORHOOD PLAN

	GOAL 7	Lead Partner	Partnerships	Estimated Capital /Design and Engineering Costs (One Time)	Estimated Program Costs per Annum	Projected Start Date NO EARLIER THAN
Goal 7	Eliminate storm water drainage problems.					
7.1	Stormwater Drainage Infrastructure Study	PWD (SWM)	AB, PROPERTY OWNERS, AREA CDC, HMCA, VCH	300,000	TBD	FALL 2005
7.2	Properly Maintain Catch Basins & Storm Sewers	PRD	HMCA, MCDC, PW (SWM)	N/A	TBD	SPRING 2004
7.3	Develop and Implement Low Impact Development Practices	PWD (SWM)	HMCA, NCH6, LANDLORDS ASSOCIATION, MCDC, MCRC	N/A	TBD	SUMMER 2005
7.4	Incorporate Drainage Element into Design of Linear Park	PRD	Contractors, MAPD, HMCA, area schools, PRD	INCLUDED IN THE DESIGN COST FOR THE LINEAR PARK (GOAL 6.3)	TBD	SEE GOAL 6.3
7.5	Retrofit Parking Lots to Improve Drainage	PWD (SWM)	PROPERTY OWNERS	TBD	N/A	SUMMER 2005
7.6	Implement Storm Water Management Trunk System	PWD (SWM)	NL, AB (e.g. Purina)	\$1.7 million	N/A	FALL 2006
7.7	Ensure Enforcement of Stormwater Laws	OCI	PD, EHD, HMCA, RNA	N/A	N/A	CURRENT
	ESTIMATED TOTAL			\$2 MILLION	TBD	
	CIP SHARE			\$2 MILLION		
	CDBG SHARE					
	OTHER SHARE					
	ENCUMBERED			\$1.7 million		
	FUNDING COMMITMENT PENDING			\$300,000		

Note: See page 73 for Acronym Definitions

MIDTOWN NEIGHBORHOOD PLAN

	GOAL 8	Lead Partner	Partnerships	Estimated Capital /Design and Engineering Costs (One Time)	Estimated Soft Costs Only (Studies)	Projected Start Date NO EARLIER THAN
Goal 8	Eliminate speeding traffic and enhance pedestrian and vehicular safety.					
8.1	Develop Transportation, Parking and Pedestrian Plan	PWD (TE)	HMCA, VCH, PROPERTY OWNERS, PRD	TBD	\$50-100,000	SUMMER 2005
8.2	Implement CIP Projects	PWD	MAPD, HMCA	\$2.435 MIL	N/A	SUMMER 2006
	ESTIMATED TOTAL			\$2.435 MIL	\$100,000	
	CIP SHARE			\$2.435 MIL	\$100,000	
	CDBG SHARE					
	OTHER SHARE					
	ENCUMBERED			\$2.435 MIL		
	FUNDING COMMITMENT PENDING				\$100,000	

Note: See page 73 for Acronym Definitions

MIDTOWN NEIGHBORHOOD PLAN

	GOAL 9	Lead Partner	Partnerships	Estimated Soft Costs Only (Studies)	Estimated Program Costs per Annum	Projected Start Date NO EARLIER THAN
Goal 9	Add and maintain neighborhood shops and businesses.					
9.1	Attract Neighborhood Serving Businesses	MCDC	MAPD, HMCA	\$15,000	TBD	SPRING 2005
9.2	Implement Rezoning Strategy to Encourage Mixed-Uses along Broadway & 13th streets	MCDC	MCDC, AB, PROPERTY OWNERS	N/A	SEE GOAL 2.6	SEE GOAL 2.6
9.3	Employ Midtown Residents	MCDC	WDO, CC	N/A	TBD	SUMMER 2005
9.4	Involve Businesses in CIP Process	MCDC	MAPD, AB, CC	N/A	TBD	SUMMER 2005
9.5	Encourage Adaptive Reuse of Older Structures	MCDC	HPO, HD	N/A	TBD	SUMMER 2005
9.6	Business Relocation and Assistance Task Force	MCDC	MAPD, CC, AB, EDO, SCED	N/A	N/A	FALL 2004
	ESTIMATED TOTAL			\$15,000	TBD	
	CIP SHARE					
	CDBG SHARE			\$15,000		
	OTHER SHARE					
	ENCUMBERED					
	FUNDING COMMITMENT PENDING			\$15,000		

Note: See page 73 for Acronym Definitions

ACRONYM DEFINITIONS

<u>Acronym</u>	<u>Potential Partners</u>
AB	<i>Affected Businesses</i>
BA	<i>Business Association *</i>
BC	<i>Block Clubs</i>
B-CU	Area Banks and Credit Unions
CC	<i>Chambers of Commerce *</i>
CHS	<i>Community Housing Services *</i>
CL	Clergy
EDO	<i>City of Wichita Economic Development Office *</i>
EDP - SC	<i>Sedgwick County Economic Development Program</i>
EHD	City of Wichita Environmental Health Department
HD	City of Wichita Housing Department
HH - CHDO	<i>Habitat for Humanity</i>
HMCA	Historic Midtown Citizens Association
HPO	City of Wichita Historic Preservation Office
KS - X	<i>Kansas State Extension Office *</i>
KS - X (MG)	<i>Kansas State Extension Office - Master Gardeners *</i>
MAPD	Wichita-Sedgwick County MAPD
MCDC	Midtown Community Development Corporation
MCRC	Midtown Community Resource Center
MH - CHDO	Mennonite Housing
MS	<i>Mortgage Solutions *</i>
NCH6	District 6 Neighborhood City Hall
NL	<i>Neighborhood At Large (Block Clubs, Associations and</i>
<i>Individuals)</i>	
OCI	City of Wichita Office of Central Inspection
OZ	<i>Oz Bicycle Club</i>
PL	City of Wichita Public Library
PO	<i>Parent Organizations</i>
PRD	City of Wichita Park and Recreation Department
PT	<i>Prairie Travelers</i>
PWD	City of Wichita Public Works Department
PWD (SWM)	City of Wichita Storm Water Management
PWD (TE)	City of Wichita Traffic Engineering
RNA	<i>Riverside Neighbors Association</i>
SK	Safe Kids Coalition
USD	USD 259
VCH	Via Christi Hospital
WC6	District 6 City Council Member
WDO	<i>Workforce Development Organizations *</i>
WPD	City of Wichita Police Department
WSU	<i>Wichita State University *</i>
WSU - PH	<i>Wichita State University - Public Health Department *</i>

** Items in italics are proposed: 1) partnerships to be forged and/or formalized, or 2) organizations to be formed as part of the community-building goal.*

APPENDIX 11 MIDTOWN BUSINESS SURVEY

Purpose:

- To find ways to provide goods and services that respond to the needs of area residents while minimizing the environmental impacts and nuisance effects of industrial activity on the residential neighborhood.
- To better understand the businesses in the Midtown area, as well as their needs and concerns. This survey was also used to begin a “dialog” with Midtown business owners about important issues and to let them know that the city is an interested partner that is able and willing to assist them.

Targeting:

- A list of all businesses in the Midtown area was obtained from INFOUSA, which is a company that maintains business information for the entire nation. The Midtown area is being defined by the following boundaries:
 - North- 18th St.
 - South- Murdock
 - East- Santa Fe
 - West- River
- The original list contained non-profit organizations, churches, and schools that were eliminated from the list for this survey. It was believed that these organizations should not be included with “for profit” businesses, since the needs and issues of “for profit” vs. “not for profit” are vastly different.
- From the remaining businesses on the list it was possible and necessary to eliminate duplicate entries (sometimes up to four entries for the same business). Each business that appeared to have more than one entry was contacted by telephone to ensure that no business was arbitrarily eliminated.
 - All entries including non-profits, churches, and schools——486
 - All entries excluding non-profits, churches, and schools——394
 - Surveys Sent (after elimination of duplicate entries)——— 306

Survey Instrument:

- The Historic Midtown committee had developed a survey with thirteen questions and had attempted to conduct the survey by hand-delivering each survey to the place of business. This process proved to be time-consuming and unproductive. A total of three surveys had been returned and are included in these results.
- Questions on the survey were altered to remove any bias and provide clar-

ity. Some questions were removed and others added to facilitate the retrieval of information. The total number of questions remained thirteen and a section allowing additional comments was added. The altered survey was taken to the committee for review/approval and no changes were suggested or made.

Cover Letter & Header:

- A cover letter was included with each survey that stated the Mission, Vision, and Neighborhood Plan Agenda. This information was included to increase the response rate and to inform the citizens/businesses of the Committee's intentions.
- Since the cover letter would initially appear long and overwhelming to the recipient, a header was included to discourage apathy. The header was meant to inspire the recipient to read the cover letter and return a completed survey. The header was printed on yellow paper, stapled to the front and read "The Opportunity To Improve The Midtown Neighborhood Is In Your Hands."

Sending Surveys/Follow-up:

- One May 30, 2003 the surveys were mailed to the 306 businesses in the Midtown area (funding for postage and stationary contributed by the MAPD). Each survey was mailed in a MAPD envelope with a self-addressed return envelope included.
- Postage for the return envelope was not included to reduce the cost of the survey and it was assumed that businesses would not have difficulty providing the return postage.
- On June 4 & June 5, 2003 phone calls were made to cases 1-102, to encourage and remind the recipient to return a completed survey. (The limited number of calls was due to time constraints).
- The follow-up call proved to be of some value, but did not make a large difference in the response rate:
 - 15.47% - response rate from those cases called
 - 13.04% - response rate from those cases not called

Receiving Surveys:

- Sixty-one surveys (19.74%) were returned as undeliverable for various reasons including moved, incorrect address, and no longer in business.
- Thirty-four surveys were completed and returned, which is 13.71% of those who received a survey and 11.00% of the original sample (including unde-

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liverable).

- The information from each survey was entered into an Access database for comparison and analysis.

Final Response Rate Numbers:

- Sent----- 306 surveys
- Undeliverable ----- 61 surveys (19.74%)
- Completed and Received----- 34 surveys (11.00%)
- **Received minus Undeliverable----- 13.71%**

Table 1
Primary Type of Business Activity

Type of Business	Number	Percentage
Manufacturing and Assembly	5	14.71%
Warehousing Distribution/Wholesaling	0	0.00%
Trucking and Shipping	0	0.00%
Retail Convenience Goods	1	2.94%
Other Retail Goods/ Restaurants	2	5.88%
Professional Services	19	55.88%
Contracting and Construction	3	8.82%
Bank/Financial Institution	0	0.00%
Other*	4	11.76%
Total	34	100%

*Other consists of a Motel, Funeral Home, Auto Repair, and Home Improvement

Table 2
How Many Of Your Employees Live In Historic Midtown?

% of Employees living in Midtown	# of Businesses in each category
0% or Unknown	24
20%	1
25%	2
33%	1
40%	2
50%	1
75%	1
100%	2

Table 3
What Was The Main Reason For Choosing This Location?

Reason for choosing location	Number	Percentage
Convenience/Access	14	41.17%
Central location	8	23.52%
Located near hospital	5	14.70%
Visibility/Inexpensive	2	5.88%
Established by previous owner	4	11.76%
Franchise determines	1	2.94%
Total	34	100%

Table 4
Is The Business Locally Owned? Does the Owner Live In Historic Midtown?

Locally Owned		Not Locally Owned	
29		5	
Owner...		Owner...	
Lives in Midtown	4 (13.79%)	Lives in Midtown	0 (0.00%)
Doesn't live in Midtown	25 (86.20%)	Doesn't live in Midtown	5 (100%)

Table 5
The Business is Primarily Owned by...

Race of Primary Owner	Number	Percentage
African American	0	0.00%
Asian	2	67.65%
Caucasian	23	5.88%
Hispanic	1	2.94%
Other	8	23.53%
Total	34	100%

Table 6
What Category Best Describes the Market Area That You Serve?

Market Area Served	Number	Percentage
Metropolitan	15	44.12%
Within 250 Miles	12	35.29%
Within 500 Miles	3	8.88%
National	4	11.76%
International	0	0.00%
Total	34	100%

Table 7
Do You Rent Or Own Your Business Location?

	Number	Percentage
Rent	19	55.88%
Own	15	44.11%
Total	34	100%

Table 8
How Important Is It For Your Company to Recruit Midtown Employees?

	Number	Percentage
Very Important	2	5.88%
Important	4	11.76%
Not Important	28	82.35%
Total	34	100%

Table 9
What Are Your Lot, Building, And Parking Needs?

	Number	Percentage
Unknown	3	8.82%
Needs Met/No Needs	25	73.53%
Building/Parking	6	17.65%
Total	34	100%

Table 10
What Problems And Challenges Face Your Business in Midtown?

	Number	Percentage
Taxes/Property Values	3	8.82%
Parking	2	5.88%
Construction	3	8.82%
Crime/Gangs/Safety	10	29.41%
Miscellaneous	6	17.65%
No Problems/Challenges	10	29.41%
Total	34	100%

Table 11
What Opportunities Face Your Business In Midtown?

	Number	Percentage
Central Location	8	23.52%
Field/Economic Growth	7	20.59%
Stability/Good Clientele	3	8.82%
Miscellaneous	2	5.88%
None	14	41.18%
Total	34	100%

Table 12
What Are Your Business Plans In The Next Three Years

	Number	Percentage
Reduce The Business	1	2.84%
Maintain Existing Level	20	58.82%
Grow and Expand	12	35.29%
Relocate	1	2.84%
Close Down	0	0.00%
Total	34	100%

Table 13
Business Plans by Rent Or Own

Number Percentage			Number Percentage	
Rent			Own	
Reduce/Relocate	0	0.00%	Reduce/Relocate	13.33%
Maintain	12	63.16%	Maintain	53.37%
Grow/Expand	7	36.84%	Grow/Expand	33.33%
Total	19	100%	Total	100%

Table 14
Importance Of Midtown Employees by Rent Or Own

Number Percentage			Number Percentage	
Rent			Own	
Very Important	1	5.26%	Very Important	6.67%
Important	4	21.05%	Important	0.00%
Not Important	14	41.18%	Not Important	93.33%
Total	19	100%	Total	100%

Number of People Employed by Businesses that Responded.	Number of Years in Business
Range of all businesses: 0-105	Range of all businesses: 2-77
Average of all businesses: 14.08	Average of all businesses: 27.03
Average of businesses that rent: 11.73	Average of businesses that rent: 24.58
Average of businesses that own: 17.06	Average of businesses that own: 30.62

ADDITIONAL COMMENTS AND EXPANDED RESPONSES

Problems and Challenges:

“Present problem is vandalism from gangs-also some theft. Believe we need better lighting and patrolled more. Neighborhood seems to be declining in value last 5-7 years. Bad gang activity.” *Case # 7*

“Power supply, access for truck lines, storm water runoff, adequate lighting, taxes, security.” *Case # 26*

“Gang activity makes employees nervous and costs us clean up money. Undesirable location makes it hard to attract and keep qualified employees.” *Case #31*

“Via Christi-St. Francis can have a major impact on us, especially when rearrange streets.” *Case # 65*

“Safety issues in the neighborhood-prostitution is pretty blatant.” *Case # 66*

“No significant problems foreseen except for construction projects. We do not wish that Main or other streets be converted from 1 way to 2 way. Only see this as an inefficient use of resources.” *Case # 147*

“Widening of Broadway-city improvements that impact or close businesses during construction.” *Case # 273*

Additional Comments:

“We also have four rental houses in Midtown. We try to keep them in excellent condition. Wish more of the homes in the area were better kept.” *Case # 7*

“I’ve been here 30 years and seen two generations (sometimes three) come and go. It’s been good and I have no desire (or plans) to move.” *Case # 65*

“I would like to expand near or on 21st St., but the area is not taken care of by the city.” *Case # 140*

“We are past retirement age but have no one to take over. Reduce crime would help but police are not very interested in our area.” *Case #158*

Relocate out of Historic Midtown, “Only if we could re-locate to a bigger building and we sold our property.” *Case # 241*

COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL SUBCOMMITTEE

Co-Facilitator/Possible Resource: Bob Pickens

Mission:

To find ways to provide goods and services that respond to the needs of area residents while minimizing the environmental impacts and nuisance effects of industrial activity on the residential neighborhood.

Vision:

The Historic Midtown Neighborhood is well connected to the Center City neighborhood to the south by more single-family homes and appropriate residential conversions. Heavy industrial uses and other incompatible uses are minimized in Historic Midtown, a quite Single-family residential neighborhood.... Existing and new commercial structures are thriving on 13th and Broadway streets and predominantly house convenience stores, specialty and boutique shops and other businesses that serve the local residents. These businesses are accessible on foot, while providing adequate parking, and are appropriately well-lit and safe. The area hospital has expanded services to better serve the community as a whole. The hospital and the community at large regularly interact through community meetings. The hospital is heavily and effectively involved in the neighborhood through information fairs, health screenings, and other forms of community outreach and education activities.... Industrial companies (and institutions) co-exist peacefully with area residents and activities. Companies that have operated inside and adjacent to the neighborhood have taken advantage of the city's Voluntary Air Emissions Incentive Program and air emissions are at a historic low. These companies have also taken advantage of the latest noise-abatement techniques, continue to provide jobs to area residents, and have given back to the neighborhood through the generous sponsorship of neighborhood improvement initiatives, such as the new community mural and the community plaza.

Neighborhood Plan Agenda:

The Commercial, Industrial and Institutional Subcommittee will continue finding ways to accomplish the objectives set forth in the Neighborhood Plan document, including ways to enhance the relationship between economic and social service provider activity and development needs in the community. The subcommittee will conduct brief needs assessments of the community, interview goods and services providers and manufacturers. It will offer recommendations to provide for and encourage adequate space for these activities to take place, while minimizing negative impacts of these projects and configurations on the surrounding residential neighborhood. It will develop guiding principles, policies, objectives, and identify areas that need additional follow-up analysis or study subsequent to the adoption of this plan, to aid in the implementation of the vision for Historic Midtown as a Historic Wichita neighborhood. (Please refer to the objectives in the Historic Midtown Neighborhood Plan, Goals 8 & 9 for more details on the stated objectives).

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Historic Midtown Subcommittee Business Survey Form

Date Survey Completed: _____ Survey Completed By: _____

Company Name: _____ Owner Name: _____

Address, Zip: _____

Mailing Address: _____

Phone Number: _____

Years in Business: _____

Year Established in the Community: _____

Number of Employees: _____

Size of building (in square feet): _____

Company Contact & Title: _____

Phone Number: _____ Email: _____

1. Primary Type of Business Activity:

A. Manufacturing and Assembly

B. Warehousing Distribution/Wholesaling

C. Trucking and Shipping

D. Retail Convenience Goods

E. Other Retail Goods/Restaurants

F. Professional Services

G. Contracting and Construction

H. Bank/Financial Institution

I. Other (Specify): _____

2. What are your main products and services? _____

3. How many of your employees live in Historic Midtown? _____

4. What was the main reason for choosing this location? _____

5. Is the business locally owned? If yes, does the owner live in Historic Midtown? _____

6. This business is primarily owned by...

A. African-American

B. Asian

C. Caucasian

D. Hispanic

E. Other

7. What category best describes the market area that you serve? (Choose One)

A. Metropolitan Area

B. Within 250 Miles of Business Location

C. Within 500 Miles of Business Location

D. National Market

E. International Market

8. Do you rent or own your business location? Rent _____ Own _____

9. How important is it for your company to recruit employees from the Midtown area?

10. What are your needs concerning lot size, building size, and parking area? _____

11. What do you see as the problems and challenges facing your business in Historic Midtown today and in the future?

12. What do you see as the biggest opportunities for your business in Historic Midtown today and in the future?

13. Which of the following best reflects the plans for your business in Historic Midtown in the next three years?

A. Reduce the business

B. Maintain existing level of operation

C. Grow and expand the business

D. Relocate out of Historic Midtown (If so Why?)

E. Close down existing business entirely (If so, Why?)

14. Additional Comments: _____

